

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Auburn / 28

**Previous Physical Inspection:** 2002

**Improved Sales:**

Number of Sales: **1146**

Range of Sale Dates: 1/2004 - 12/2006

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$60,500	\$149,400	\$209,900	\$241,700	86.8%	15.65%
<b>2007 Value</b>	\$67,800	\$168,600	\$236,400	\$241,700	97.8%	15.54%
<b>Change</b>	+\$7,300	+\$19,200	+\$26,500		+11.0%	-0.11%
<b>% Change</b>	+12.1%	+12.9%	+12.6%		+12.7%	-0.70%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.11% and -0.70% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$63,000	\$150,500	\$213,500
<b>2007 Value</b>	\$70,600	\$169,500	\$240,100
<b>Percent Change</b>	+12.1%	+12.6%	+12.5%

Number of one to three unit residences in the Population: **5447**

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with a view require a lower adjustment than the overall. Improvements that have a grade less than 6 require a higher adjustment than the overall alone.

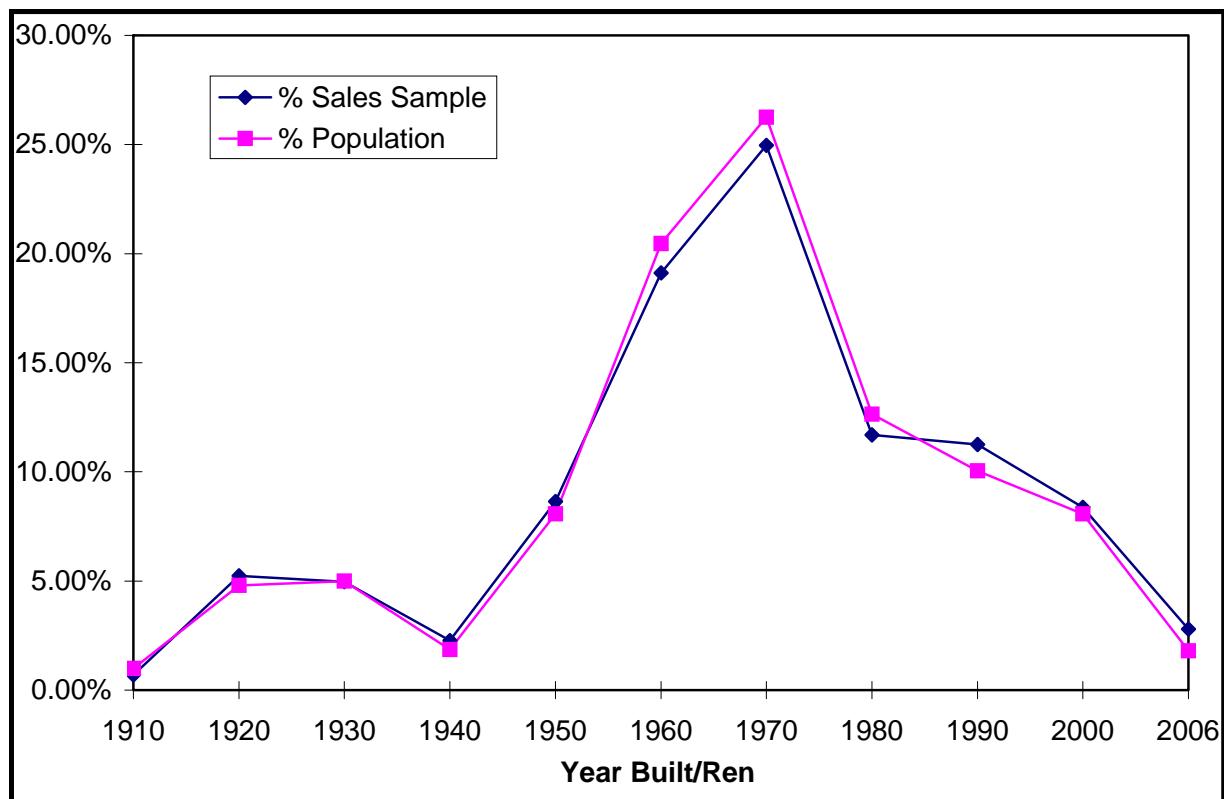
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	8	0.70%
1920	60	5.24%
1930	57	4.97%
1940	26	2.27%
1950	99	8.64%
1960	219	19.11%
1970	286	24.96%
1980	134	11.69%
1990	129	11.26%
2000	96	8.38%
2006	32	2.79%
	1146	

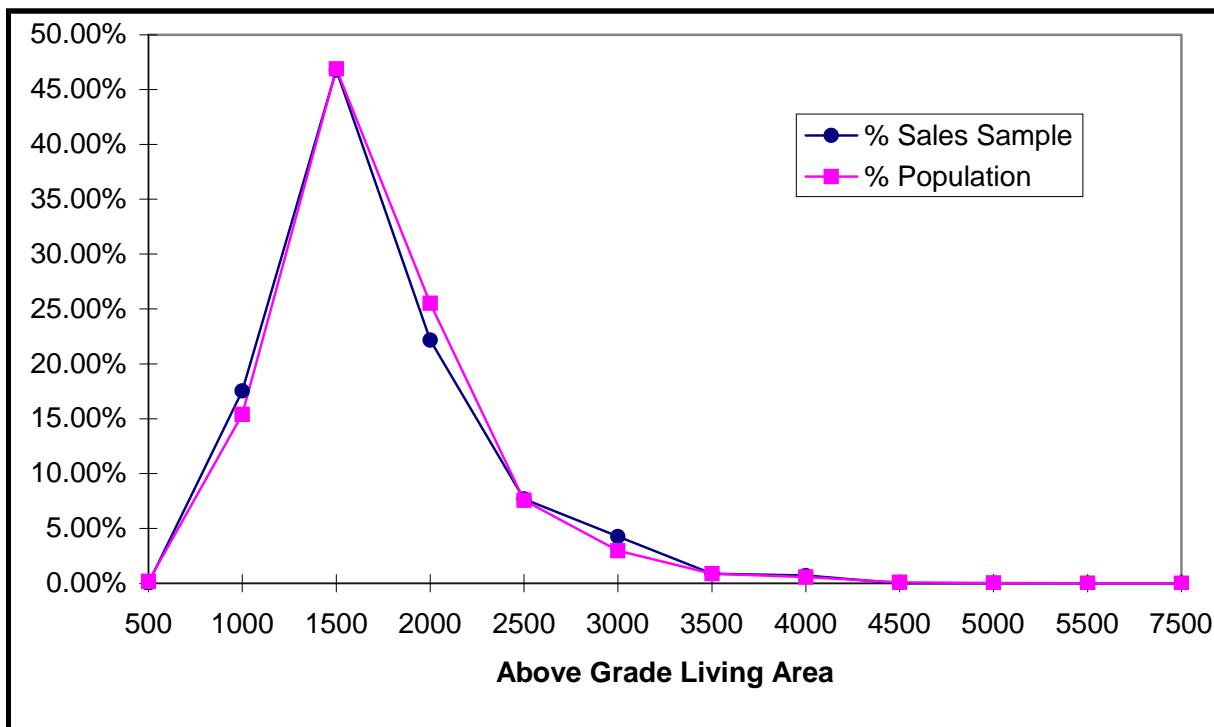
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	54	0.99%
1920	261	4.79%
1930	272	4.99%
1940	101	1.85%
1950	440	8.08%
1960	1115	20.47%
1970	1430	26.25%
1980	689	12.65%
1990	547	10.04%
2000	440	8.08%
2006	98	1.80%
	5447	



The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is good for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

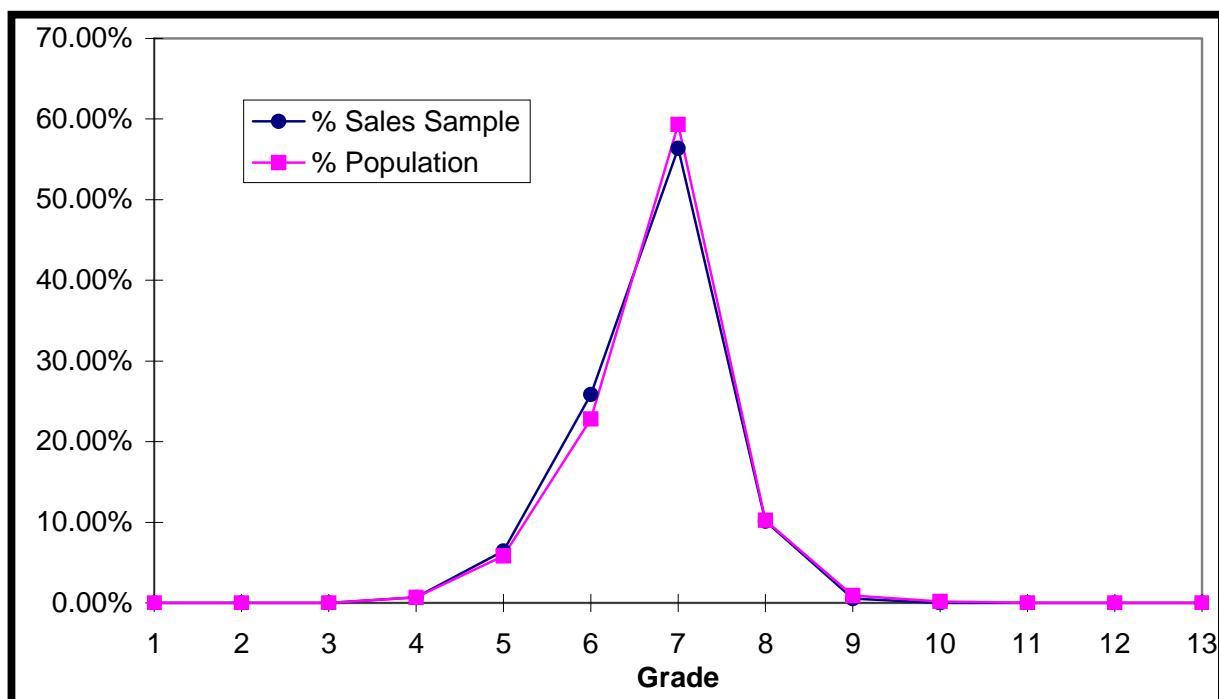
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	9	0.17%
1000	201	17.54%	1000	838	15.38%
1500	536	46.77%	1500	2554	46.89%
2000	254	22.16%	2000	1390	25.52%
2500	88	7.68%	2500	412	7.56%
3000	49	4.28%	3000	161	2.96%
3500	10	0.87%	3500	48	0.88%
4000	8	0.70%	4000	30	0.55%
4500	0	0.00%	4500	4	0.07%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
1146			5447		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

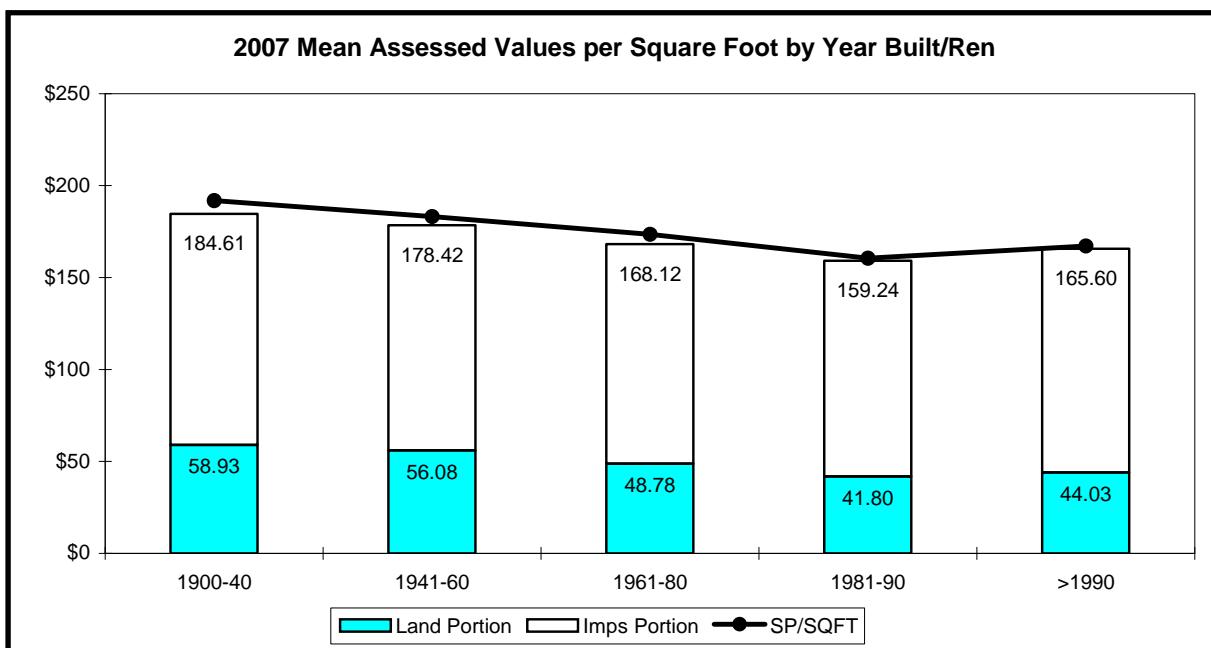
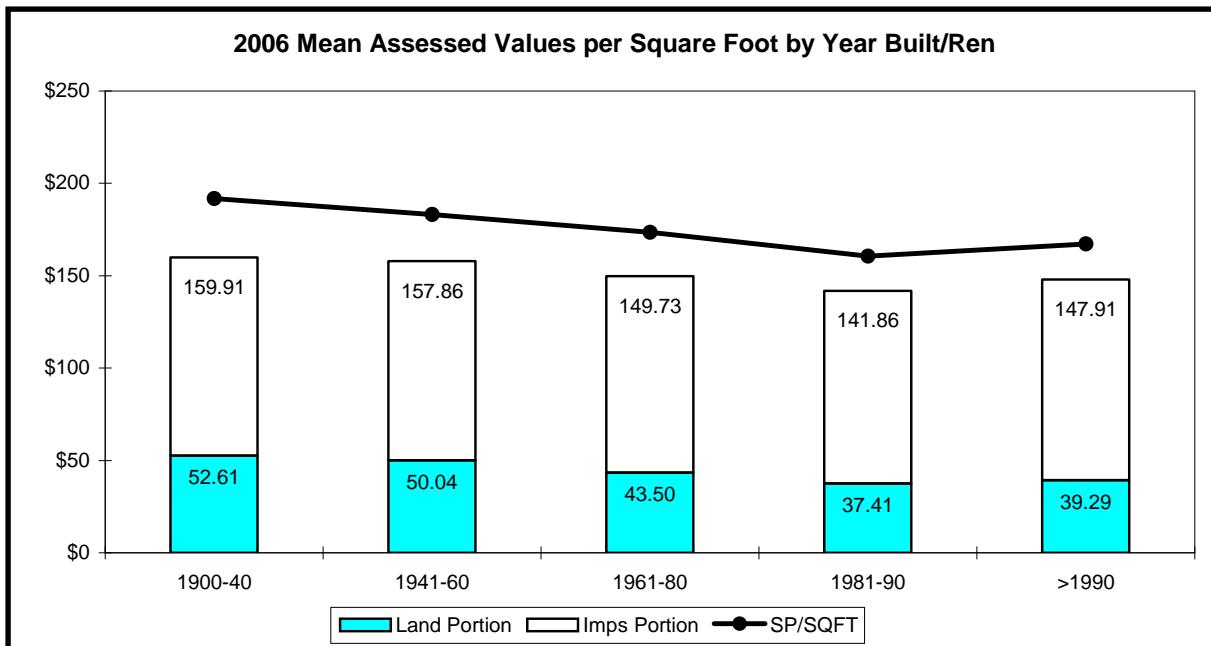
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	8	0.70%	4	37	0.68%
5	74	6.46%	5	317	5.82%
6	296	25.83%	6	1242	22.80%
7	646	56.37%	7	3231	59.32%
8	116	10.12%	8	558	10.24%
9	6	0.52%	9	50	0.92%
10	0	0.00%	10	10	0.18%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		1146			5447



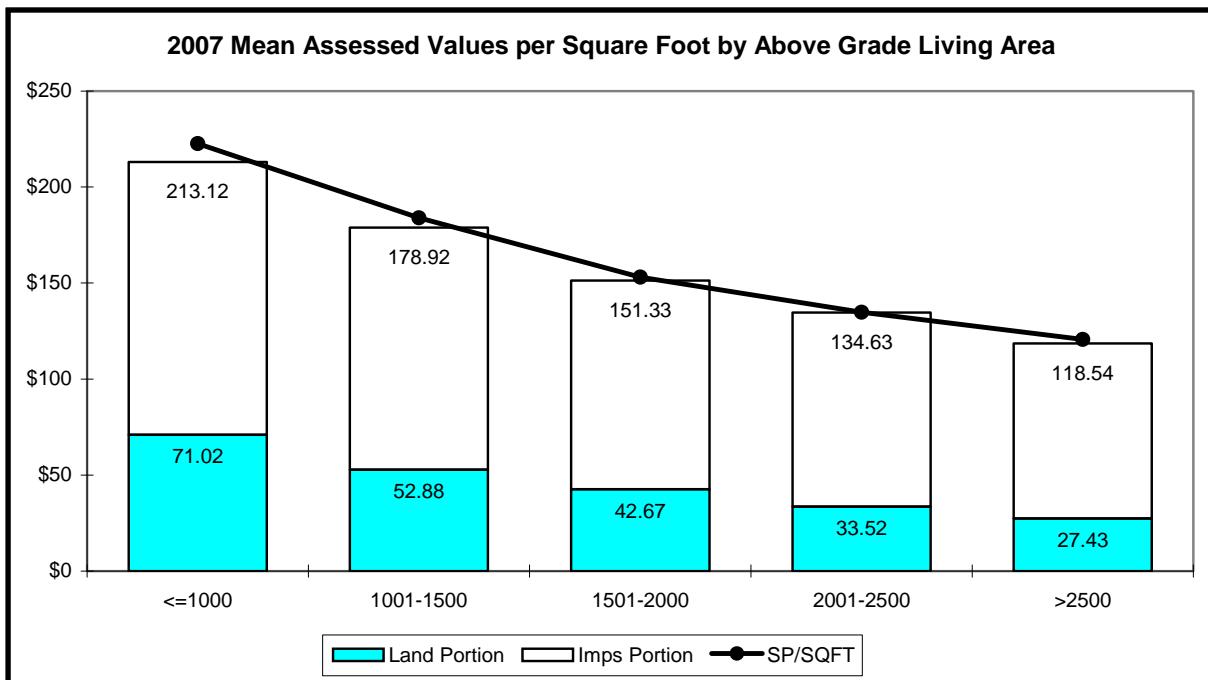
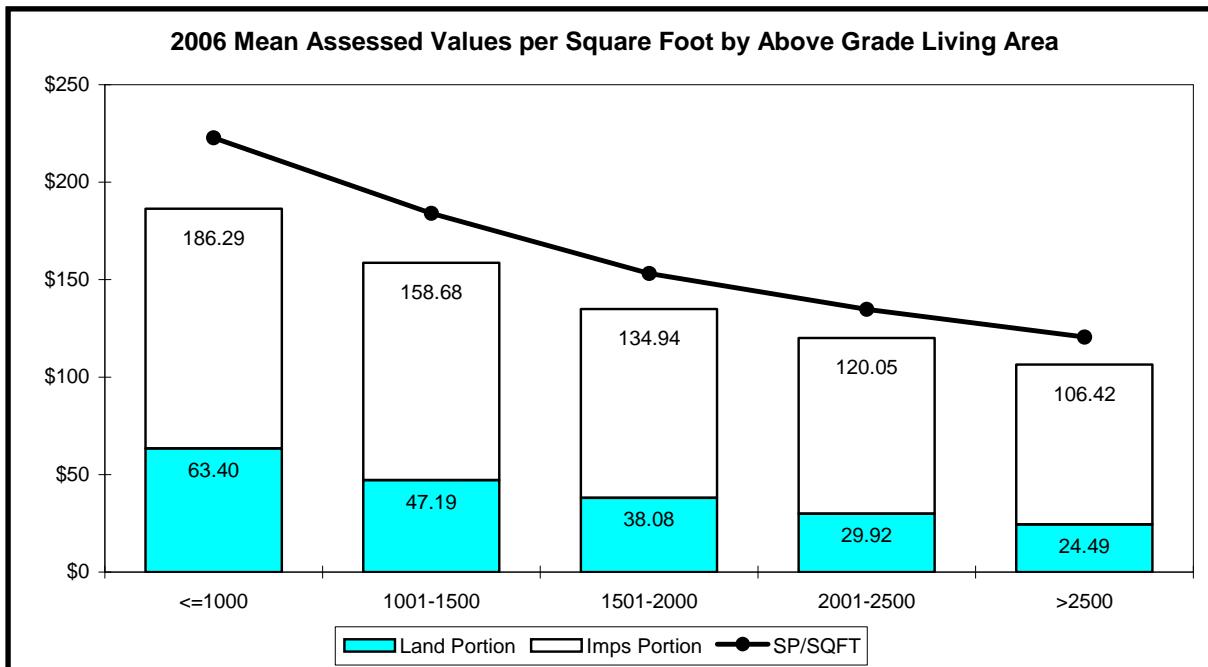
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated***



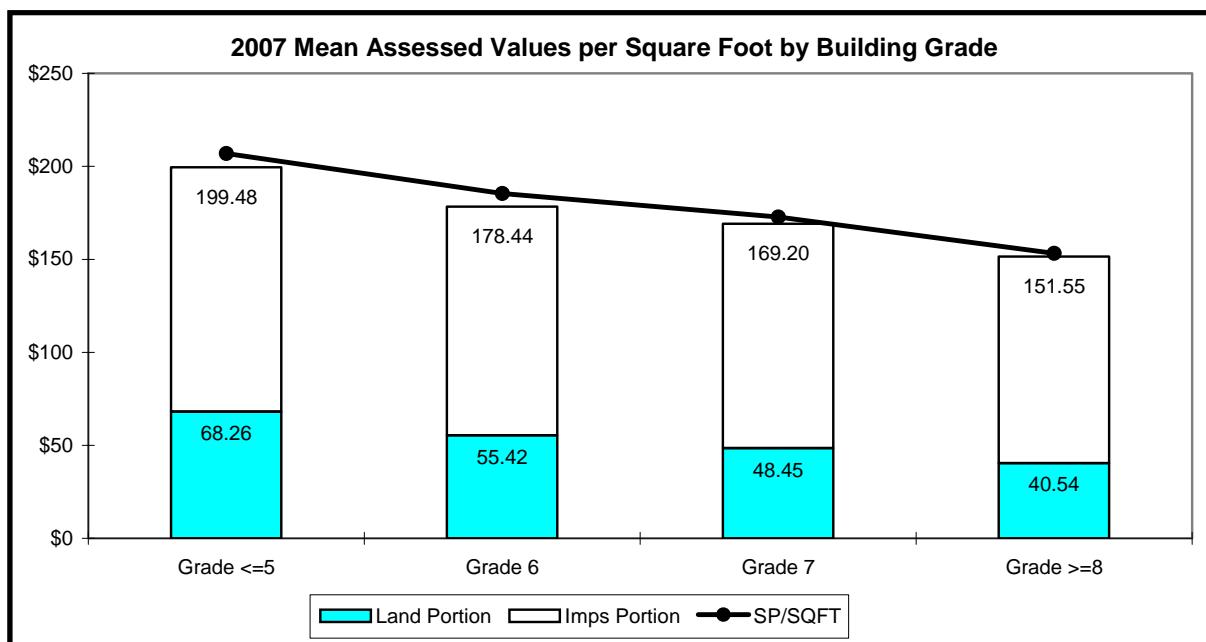
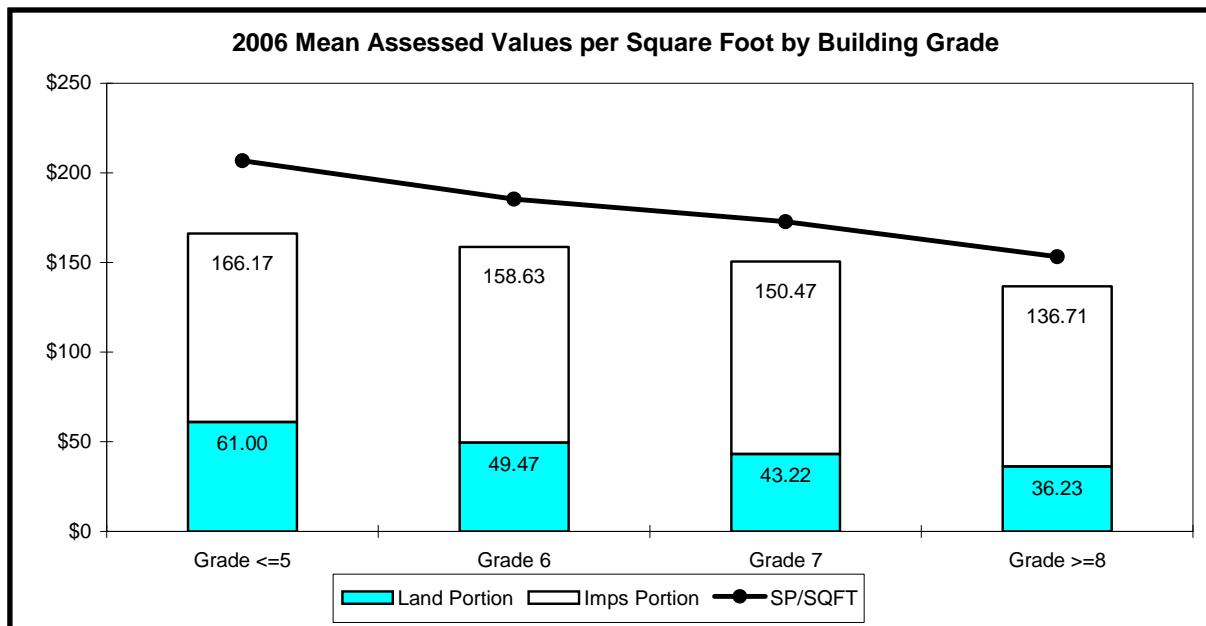
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the **16** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **12.1%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times \text{1.126}, \text{with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1146** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with a view were at a higher assessment level. Improvements that have a grade less than 6 were at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8863286 - .0569737 * \text{LowGrade} + .060975 * \text{HasView}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.129)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.129, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 28 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

12.82%

<b>View</b>	<b>Yes</b>
% Adjustment	-7.26%
<b>Low Grade &lt; 6</b>	<b>Yes</b>
% Adjustment	7.75%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with a view would *approximately* receive a 5.56% upward adjustment (12.82% -7.26%). There are 219 parcels in the population that would receive this adjustment. There are 36 view sales.

Improvements with a grade less than 6 would *approximately* receive a 20.57% upward adjustment (12.82% + 7.75%). There are 355 parcels in the population that would receive this adjustment. There are 82 grade less than 6 sales.

There are no double adjustments. This model corrects for these strata differences.

90% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=5	82	0.813	0.976	20.0%	0.935	1.017
6	296	0.856	0.963	12.5%	0.944	0.981
7	646	0.873	0.982	12.4%	0.970	0.993
>=8	122	0.894	0.989	10.7%	0.964	1.015
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	151	0.843	0.969	14.9%	0.939	0.998
1941-1960	318	0.866	0.977	12.8%	0.959	0.995
1961-1980	420	0.866	0.971	12.2%	0.957	0.985
1981-1990	129	0.888	0.995	12.1%	0.970	1.020
>1990	128	0.887	0.993	11.9%	0.968	1.018
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=Average	606	0.871	0.979	12.5%	0.967	0.992
>=Good	540	0.866	0.976	12.7%	0.963	0.989
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	834	0.864	0.974	12.8%	0.963	0.984
1.5	125	0.856	0.965	12.7%	0.933	0.996
2	187	0.894	1.002	12.1%	0.980	1.024
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1000	201	0.838	0.957	14.2%	0.935	0.979
1001-1500	536	0.864	0.974	12.7%	0.961	0.987
1501-2000	254	0.882	0.989	12.1%	0.970	1.008
2001-2500	88	0.891	1.000	12.2%	0.966	1.033
>2500	67	0.880	0.980	11.3%	0.947	1.013
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1110	0.865	0.978	13.0%	0.969	0.987
Y	36	0.934	0.988	5.7%	0.933	1.042

## Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

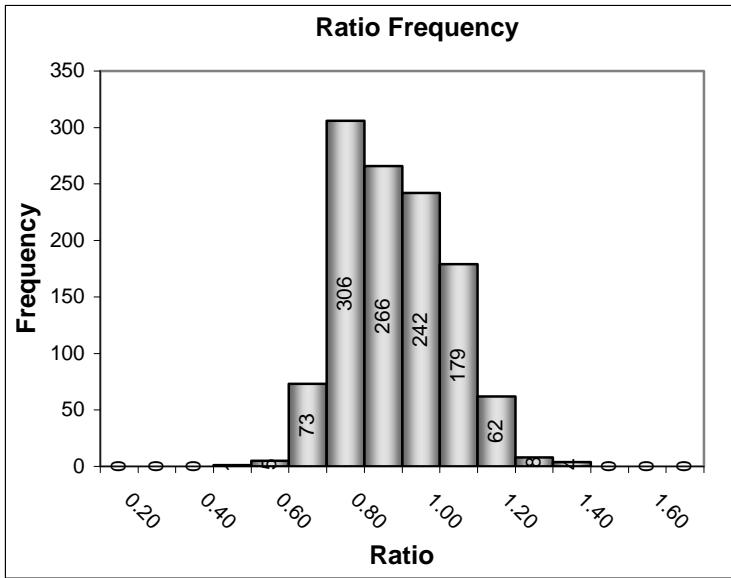
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1137	0.868	0.977	12.6%	0.968	0.986
Y	9	0.948	1.055	11.2%	0.934	1.176
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
8	467	0.874	0.988	13.1%	0.974	1.003
10	245	0.880	0.978	11.1%	0.959	0.997
11	434	0.855	0.967	13.1%	0.952	0.981
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=8000	594	0.858	0.971	13.2%	0.959	0.984
8001-12000	427	0.875	0.986	12.7%	0.972	1.001
12001-20000	67	0.884	0.991	12.1%	0.957	1.025
20001-43559	30	0.851	0.941	10.5%	0.877	1.004
1AC-10AC	28	0.930	1.000	7.5%	0.937	1.062
Low Grade<6 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1064	0.872	0.978	12.2%	0.969	0.987
Y	82	0.813	0.976	20.0%	0.935	1.017

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> SW / Team - 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 03/29/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Auburn	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 1146			
<b>Mean Assessed Value</b>	209,900		
<b>Mean Sales Price</b>	241,700		
<b>Standard Deviation AV</b>	50,788		
<b>Standard Deviation SP</b>	62,585		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.884		
<b>Median Ratio</b>	0.873		
<b>Weighted Mean Ratio</b>	0.868		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.471		
<b>Highest ratio:</b>	1.326		
<b>Coefficient of Dispersion</b>	13.15%		
<b>Standard Deviation</b>	0.138		
<b>Coefficient of Variation</b>	15.65%		
<b>Price Related Differential (PRD)</b>	1.018		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.858		
Upper limit	0.883		
<b>95% Confidence: Mean</b>			
Lower limit	0.876		
Upper limit	0.892		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5447		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.138		
<b>Recommended minimum:</b>	31		
<b>Actual sample size:</b>	1146		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	609		
# ratios above mean:	537		
<b>Z:</b>	2.127		
<b>Conclusion:</b>	Non-normal		



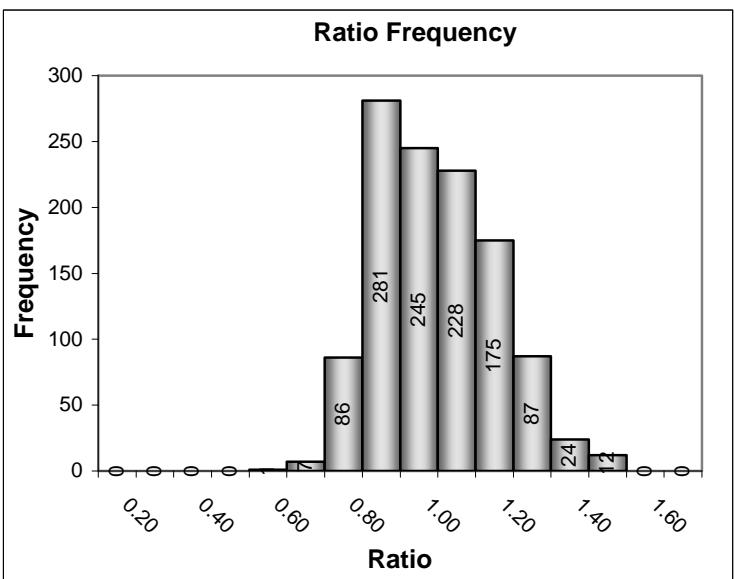
### COMMENTS:

1 to 3 Unit Residences throughout area 28

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> SW / Team - 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 03/29/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Auburn	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 1146 <b>Mean Assessed Value</b> 236,400 <b>Mean Sales Price</b> 241,700 <b>Standard Deviation AV</b> 53,801 <b>Standard Deviation SP</b> 62,585			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.998 <b>Median Ratio</b> 0.983 <b>Weighted Mean Ratio</b> 0.978			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.564 <b>Highest ratio:</b> 1.492 <b>Coefficient of Dispersion</b> 13.06% <b>Standard Deviation</b> 0.155 <b>Coefficient of Variation</b> 15.54% <b>Price Related Differential (PRD)</b> 1.020			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> <i>Lower limit</i> 0.967 <i>Upper limit</i> 0.995			
<b>95% Confidence: Mean</b> <i>Lower limit</i> 0.989 <i>Upper limit</i> 1.007			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 5447 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.155 <b>Recommended minimum:</b> 38 <b>Actual sample size:</b> 1146 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> <i># ratios below mean:</i> 611 <i># ratios above mean:</i> 535 <i>Z:</i> 2.245 <b>Conclusion:</b> <i>Non-normal</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 28

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	915010	0030	2/27/06	\$189,500	740	0	4	1914	3	10000	N	N	502 8TH ST SE
008	101800	0220	4/27/05	\$182,000	940	0	4	1920	2	4520	N	N	223 15TH ST SE
008	101800	0275	4/24/06	\$196,450	940	0	4	1932	3	4200	N	N	223 16TH ST SE
008	314160	0225	9/13/04	\$127,720	950	0	4	1920	4	6480	N	N	133 10TH ST SE
008	313760	0056	12/20/06	\$160,000	504	0	5	1946	4	4085	N	N	937 D ST SE
008	313760	0056	8/24/05	\$130,000	504	0	5	1946	4	4085	N	N	937 D ST SE
008	314160	0585	5/26/05	\$140,000	580	0	5	1913	4	3180	N	N	207 12TH ST SE
008	314160	0265	7/11/05	\$175,000	610	0	5	1944	4	3240	N	N	134 9TH ST SE
008	858140	0205	5/18/06	\$176,500	610	0	5	1920	4	4280	N	N	210 14TH ST SE
008	915010	0245	9/20/06	\$193,900	640	0	5	1938	3	4000	N	N	629 9TH ST SE
008	314160	0385	8/17/05	\$158,950	650	0	5	1940	3	4860	N	N	138 10TH ST SE
008	314160	0575	6/14/05	\$210,000	670	200	5	1913	4	4770	N	N	203 12TH ST SE
008	314160	0255	11/7/05	\$175,000	720	0	5	1940	3	6480	N	N	136 9TH ST SE
008	711650	0424	11/16/04	\$162,900	720	190	5	1955	3	6172	N	N	404 7TH ST SE
008	711650	0555	9/8/06	\$216,000	740	0	5	1913	4	4115	N	N	604 7TH ST SE
008	302105	9183	1/31/04	\$148,535	750	0	5	1956	4	7841	N	N	1111 29TH ST SE
008	869520	0059	3/28/06	\$260,000	760	300	5	1921	4	39525	N	N	301 23RD ST SE
008	314160	0362	5/4/05	\$162,000	770	0	5	1912	4	3240	N	N	137 11TH ST SE
008	101800	0130	5/15/06	\$229,000	840	0	5	1947	3	4200	N	N	124 15TH ST SE
008	101800	0130	6/3/04	\$144,900	840	0	5	1947	3	4200	N	N	124 15TH ST SE
008	711650	0125	12/9/05	\$257,000	850	0	5	1927	3	3171	N	N	407 6TH ST SE
008	314160	0235	6/13/05	\$165,000	860	0	5	1938	3	4860	N	N	135 10TH ST SE
008	101800	0065	3/3/06	\$175,000	890	0	5	1918	3	4725	N	N	1504 A ST SE
008	858140	0218	11/29/04	\$158,000	890	0	5	1913	3	4289	N	N	222 14TH ST SE
008	302105	9053	4/25/06	\$235,000	900	0	5	1950	3	11761	N	N	9506 S 352ND ST
008	101800	0135	12/12/06	\$225,000	910	0	5	1963	3	4200	N	N	122 15TH ST SE
008	101800	0060	2/15/06	\$176,000	920	0	5	1942	3	4830	N	N	1502 A ST SE
008	711600	0160	7/26/06	\$228,950	940	0	5	1940	4	6155	N	N	804 7TH ST SE
008	711650	0895	12/14/06	\$216,500	950	0	5	1921	4	4120	N	N	617 7TH ST SE
008	858140	0195	12/27/05	\$139,000	980	0	5	1913	3	8560	N	N	202 14TH ST SE
008	858140	0350	7/26/06	\$230,000	980	0	5	1914	5	8400	N	N	237 14TH ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	858140	0110	3/16/06	\$199,000	990	0	5	1948	3	4160	N	N	120 12TH ST SE
008	858140	0015	4/14/05	\$182,950	1000	0	5	1914	4	4160	N	N	134 12TH ST SE
008	101800	0270	3/14/05	\$175,000	1020	0	5	1920	4	4200	N	N	244 15TH ST SE
008	314160	0080	8/11/04	\$175,000	1030	0	5	1913	3	6200	N	N	111 9TH ST SE
008	314160	0100	3/31/05	\$145,000	1030	0	5	1912	3	7204	N	N	135 9TH ST SE
008	314160	0270	11/17/05	\$221,000	1040	0	5	1948	3	6480	N	N	132 9TH ST SE
008	711650	0950	5/23/05	\$164,950	1170	0	5	1942	3	4944	N	N	627 6TH ST SE
008	711650	0965	7/12/04	\$147,500	1190	0	5	1942	4	5477	N	N	621 6TH ST SE
008	858140	0005	10/21/05	\$212,000	1240	0	5	1913	3	4180	N	N	130 12TH ST SE
008	711600	0395	12/12/06	\$239,950	1270	0	5	1986	4	4635	N	N	802 5TH ST SE
008	858140	0075	7/21/04	\$184,000	1290	0	5	1949	3	4784	N	N	113 13TH ST SE
008	915010	0020	1/6/04	\$140,000	1380	0	5	1915	3	7282	N	N	414 8TH ST SE
008	314160	0365	4/29/04	\$185,000	1430	0	5	1993	3	3240	N	N	141 11TH ST SE
008	711600	0805	7/8/04	\$162,000	1530	0	5	1912	3	4958	N	N	506 L PL SE
008	711600	0646	8/9/05	\$173,000	1540	0	5	1922	4	7566	N	N	1019 6TH ST SE
008	787740	0345	6/21/04	\$200,000	1720	0	5	1948	4	11730	N	N	35825 87TH AVE S
008	101800	0260	9/21/05	\$182,000	650	0	6	1987	3	4200	N	N	240 15TH ST SE
008	711650	0760	12/18/06	\$233,000	780	430	6	1949	4	6258	N	N	803 7TH ST SE
008	711600	0330	1/27/04	\$150,000	790	0	6	1947	3	8688	N	N	916 6TH ST SE
008	392090	0190	5/24/04	\$155,000	820	0	6	1944	3	7290	N	N	1501 H ST SE
008	915010	0261	4/20/06	\$234,950	830	0	6	1947	4	4500	N	N	617 9TH ST SE
008	915010	0261	10/17/05	\$200,000	830	0	6	1947	4	4500	N	N	617 9TH ST SE
008	711600	0195	9/15/04	\$169,950	830	0	6	1950	3	7828	N	N	900 7TH ST SE
008	950090	0515	10/17/06	\$195,000	850	0	6	1978	3	9045	N	N	1502 21ST ST SE
008	714080	0250	6/20/06	\$246,000	860	860	6	1962	4	7276	N	N	2615 N ST SE
008	714080	0410	8/19/04	\$184,000	860	860	6	1962	4	7070	N	N	1300 28TH ST SE
008	711650	0300	8/16/04	\$173,950	880	0	6	1947	4	5906	N	N	614 D ST SE
008	145000	0050	7/27/06	\$235,000	900	0	6	1959	4	7576	N	N	701 23RD ST SE
008	145000	0170	7/6/04	\$169,000	900	0	6	1959	3	7560	N	N	608 24TH ST SE
008	145000	0320	3/24/06	\$234,950	900	0	6	1959	3	7452	N	N	605 24TH ST SE
008	145010	0360	5/8/06	\$228,000	900	0	6	1960	3	7314	N	N	703 22ND ST SE
008	145010	0410	6/7/05	\$177,000	900	0	6	1960	4	7314	N	N	608 CEDAR DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	241320	0100	11/30/05	\$190,000	900	0	6	1960	3	7398	N	N	2612 O ST SE
008	145000	0010	5/5/05	\$195,000	900	0	6	1959	4	8081	N	N	601 23RD ST SE
008	145000	0100	10/28/05	\$218,000	900	0	6	1959	3	8658	N	N	2304 H ST SE
008	331360	0345	5/23/05	\$166,000	900	0	6	1940	2	16200	N	N	2604 F ST SE
008	380200	0030	3/18/04	\$135,000	900	0	6	1962	3	10181	N	N	3512 O ST SE
008	133060	0010	8/28/06	\$235,000	910	0	6	1963	3	7500	N	N	1110 25TH ST SE
008	133060	0010	4/20/04	\$177,350	910	0	6	1963	3	7500	N	N	1110 25TH ST SE
008	133060	0110	8/17/04	\$180,360	910	0	6	1965	4	6000	N	N	1110 26TH ST SE
008	133060	0170	7/20/06	\$228,700	910	0	6	1964	4	6000	N	N	1105 27TH ST SE
008	133060	0220	1/6/06	\$218,400	910	0	6	1965	4	6398	N	N	1118 27TH ST SE
008	714080	0210	1/6/04	\$166,950	910	0	6	1962	3	7958	N	N	1300 26TH ST SE
008	787740	0090	5/19/05	\$180,000	910	0	6	1913	4	11348	N	N	2904 B ST SE
008	145000	0310	9/7/04	\$172,400	920	0	6	1959	4	7452	N	N	603 24TH ST SE
008	145010	0030	9/21/05	\$221,300	920	0	6	1960	3	7420	N	N	706 21ST ST SE
008	711650	0890	3/9/06	\$225,500	920	0	6	1921	4	4120	N	N	621 7TH ST SE
008	714080	0100	9/27/06	\$217,000	920	0	6	1961	3	7276	N	N	1309 28TH PL SE
008	331360	0025	1/28/04	\$170,450	920	0	6	1960	3	8775	N	N	704 25TH ST SE
008	714080	0090	4/6/04	\$160,600	940	0	6	1961	3	7276	N	N	1311 28TH PL SE
008	746890	0040	2/26/04	\$159,950	940	0	6	1953	4	6300	N	N	1010 D ST SE
008	746890	0045	6/23/04	\$167,500	940	0	6	1954	4	6300	N	N	1020 D ST SE
008	746890	0085	6/6/05	\$195,000	940	0	6	1955	3	6300	N	N	931 E ST SE
008	331360	0190	10/4/04	\$175,000	940	0	6	1962	4	9450	N	N	503 26TH ST SE
008	101800	0145	9/14/06	\$226,600	960	0	6	1947	4	5670	N	N	116 15TH ST SE
008	145010	0400	4/27/05	\$192,500	960	0	6	1960	4	7314	N	N	702 CEDAR DR
008	314160	0250	5/21/06	\$229,950	970	0	6	1946	3	4860	N	N	139 10TH ST SE
008	711650	0595	6/10/04	\$147,000	970	0	6	1959	4	4120	N	N	702 7TH ST SE
008	145010	0060	4/13/06	\$229,950	990	0	6	1960	4	7420	N	N	608 21ST ST SE
008	145010	0130	5/30/06	\$220,000	990	0	6	1960	4	7420	N	N	607 CEDAR DR
008	145010	0300	11/9/05	\$214,500	990	0	6	1961	3	7931	N	N	602 22ND ST SE
008	241320	0155	1/26/06	\$229,950	990	0	6	1959	4	7070	N	N	1408 28TH ST SE
008	241320	0155	3/3/05	\$196,450	990	0	6	1959	4	7070	N	N	1408 28TH ST SE
008	746890	0140	4/24/06	\$190,000	990	0	6	1955	2	7200	N	N	1001 F ST SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	331380	0015	6/26/06	\$244,950	990	0	6	1959	4	8448	N	N	720 27TH ST SE
008	331380	0015	10/28/05	\$204,000	990	0	6	1959	4	8448	N	N	720 27TH ST SE
008	331380	0015	6/14/04	\$171,950	990	0	6	1959	4	8448	N	N	720 27TH ST SE
008	331380	0070	10/25/05	\$206,000	990	0	6	1959	4	8448	N	N	645 28TH ST SE
008	714060	0020	8/10/06	\$300,500	990	0	6	1959	4	9599	N	N	1006 17TH ST SE
008	714060	0020	9/22/05	\$264,900	990	0	6	1959	4	9599	N	N	1006 17TH ST SE
008	714060	0125	7/15/04	\$162,500	990	0	6	1959	3	22680	N	N	1112 20TH ST SE
008	950090	0435	2/10/05	\$176,500	990	0	6	1958	3	10608	N	N	1220 22ND ST SE
008	714060	0285	3/4/05	\$137,000	990	0	6	1959	3	10125	N	N	1015 20TH ST SE
008	711650	0230	3/28/06	\$222,500	1000	0	6	1923	3	6172	N	N	517 6TH ST SE
008	331380	0080	11/30/04	\$175,950	1000	0	6	1959	3	8448	N	N	715 28TH ST SE
008	145000	0150	6/5/06	\$229,000	1010	0	6	1959	3	7560	N	N	704 24TH ST SE
008	145010	0160	8/15/05	\$216,300	1010	0	6	1960	4	7420	N	N	705 CEDAR DR
008	241320	0060	10/12/04	\$165,000	1010	0	6	1960	4	7276	N	N	2615 PIKE ST SE
008	145010	0220	4/26/05	\$192,000	1010	0	6	1960	3	12152	N	N	2200 H ST SE
008	915010	0135	11/21/04	\$182,950	1040	0	6	1919	3	4000	N	N	606 8TH ST SE
008	302105	9150	3/13/06	\$325,000	1050	510	6	1959	4	10125	N	N	1224 25TH ST SE
008	302105	9150	2/25/04	\$220,000	1050	510	6	1959	4	10125	N	N	1224 25TH ST SE
008	714060	0060	10/19/05	\$224,900	1060	0	6	1959	4	10125	N	N	1015 18TH ST SE
008	915010	0150	12/5/05	\$166,950	1070	0	6	1945	3	3500	N	N	618 8TH ST SE
008	302105	9063	6/9/06	\$255,950	1080	0	6	1944	3	20300	N	N	1122 29TH ST SE
008	302105	9063	5/6/05	\$199,950	1080	0	6	1944	3	20300	N	N	1122 29TH ST SE
008	133060	0060	5/5/06	\$250,000	1090	0	6	1965	4	6000	N	N	1109 26TH ST SE
008	711650	0840	9/7/06	\$240,450	1090	0	6	1954	4	5236	N	N	724 6TH ST SE
008	915010	0050	3/1/04	\$145,500	1100	0	6	1966	2	4000	N	N	512 8TH ST SE
008	787740	0335	5/1/06	\$233,950	1100	0	6	1964	3	11730	N	N	35831 87TH AVE S
008	869560	0095	8/8/06	\$240,000	1120	0	6	1935	4	10815	N	N	1413 J ST SE
008	241320	0005	4/4/05	\$209,000	1120	0	6	1947	3	7434	N	N	2613 R ST SE
008	241320	0005	4/1/04	\$187,500	1120	0	6	1947	3	7434	N	N	2613 R ST SE
008	711650	0875	1/19/06	\$210,000	1120	0	6	1923	4	8240	N	N	627 7TH ST SE
008	711650	0875	7/30/04	\$170,500	1120	0	6	1923	4	8240	N	N	627 7TH ST SE
008	133060	0120	2/3/06	\$231,950	1130	0	6	1964	3	6000	N	N	1118 26TH ST SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	711600	0510	5/24/06	\$225,650	1150	0	6	1949	4	6180	N	N	811 6TH ST SE
008	392090	0015	10/21/05	\$219,500	1160	0	6	1944	4	7289	N	N	1214 H ST SE
008	145000	0330	9/26/05	\$194,950	1160	0	6	1959	3	7452	N	N	607 24TH ST SE
008	145000	0330	4/28/04	\$163,000	1160	0	6	1959	3	7452	N	N	607 24TH ST SE
008	145010	0080	1/17/06	\$190,000	1160	0	6	1961	4	7420	N	N	604 21ST ST SE
008	858140	0400	7/25/05	\$213,350	1170	0	6	1916	5	5250	N	N	206 12TH ST SE
008	711650	0640	5/27/05	\$185,000	1180	0	6	1945	4	3570	N	N	721 8TH ST SE
008	241320	0170	9/20/05	\$260,000	1200	0	6	1959	4	7575	N	N	1506 28TH ST SE
008	950090	0475	9/22/04	\$220,000	1200	0	6	1957	4	9720	N	N	1228 21ST ST SE
008	858140	0335	3/5/04	\$175,500	1200	0	6	1915	5	8400	N	N	249 14TH ST SE
008	711650	0425	9/16/04	\$182,950	1210	0	6	1946	4	5665	N	N	708 D ST SE
008	711650	0565	2/16/04	\$169,000	1240	0	6	1945	4	4120	N	N	608 7TH ST SE
008	711650	0675	5/1/06	\$214,000	1240	0	6	1944	3	3333	N	N	619 8TH ST SE
008	711650	0850	11/29/06	\$240,000	1240	0	6	1944	4	4120	N	N	725 7TH ST SE
008	787740	0155	7/12/04	\$169,950	1250	0	6	1962	3	11390	N	N	35631 87TH AVE S
008	858140	0455	5/13/05	\$213,000	1250	0	6	1913	5	8400	N	N	246 12TH ST SE
008	858140	0270	7/10/06	\$220,000	1260	0	6	1914	4	4194	N	N	202 13TH ST SE
008	714080	0130	11/15/06	\$238,000	1260	0	6	1962	3	7276	N	N	1303 28TH PL SE
008	331380	0085	3/28/04	\$170,500	1260	0	6	1959	4	8448	N	N	725 28TH ST SE
008	711650	0280	5/4/06	\$288,000	1270	1010	6	1923	4	9472	N	N	417 6TH ST SE
008	101800	0150	3/24/06	\$243,000	1280	0	6	1946	2	10920	N	N	112 15TH ST SE
008	915010	0151	9/28/06	\$246,000	1290	0	6	1946	3	4500	N	N	624 8TH ST SE
008	192105	9168	3/3/04	\$165,236	1290	0	6	1950	4	8559	N	N	1035 25TH ST SE
008	711650	0650	9/26/05	\$227,500	1300	0	6	1945	5	3503	N	N	711 8TH ST SE
008	145010	0010	12/3/04	\$198,500	1300	0	6	1960	4	8354	N	N	710 21ST ST SE
008	380200	0190	6/29/04	\$188,000	1300	0	6	1954	4	11642	N	N	3313 O ST SE
008	392090	0075	11/14/06	\$267,500	1310	0	6	1944	3	7290	N	N	1502 H ST SE
008	313760	0055	11/28/06	\$253,500	1320	0	6	1950	4	6175	N	N	931 D ST SE
008	192105	9304	6/8/05	\$181,000	1320	0	6	1977	3	20037	N	N	811 25TH ST SE
008	331380	0010	12/28/06	\$245,000	1320	0	6	1959	4	8448	N	N	730 27TH ST SE
008	711650	0645	1/10/06	\$180,000	1330	0	6	1945	3	3536	N	N	715 8TH ST SE
008	192105	9119	5/26/04	\$232,000	1330	0	6	1947	3	23728	N	N	721 19TH ST SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	392090	0125	6/28/04	\$190,000	1330	0	6	1944	4	7289	N	N	1209 H ST SE
008	313760	0030	11/10/06	\$260,000	1340	220	6	1925	3	12460	N	N	917 D ST SE
008	313760	0030	7/26/05	\$210,000	1340	220	6	1925	3	12460	N	N	917 D ST SE
008	711650	0325	3/24/04	\$162,000	1370	0	6	1930	4	4120	N	N	428 6TH ST SE
008	950090	0286	5/28/04	\$189,500	1390	0	6	1963	4	8505	N	N	1201 23RD ST SE
008	392090	0110	4/15/05	\$199,950	1400	0	6	1944	4	7290	N	N	1526 H ST SE
008	950090	0120	8/2/04	\$184,950	1430	0	6	1959	3	11496	N	N	1210 24TH ST SE
008	392090	0135	10/18/06	\$263,000	1470	0	6	1944	4	7290	N	N	1217 H ST SE
008	145000	0070	10/12/06	\$247,000	1480	0	6	1959	4	7593	N	N	705 23RD ST SE
008	711650	0120	8/24/05	\$228,000	1520	0	6	1927	4	3656	N	N	403 6TH ST SE
008	133060	0080	5/5/04	\$185,000	1520	0	6	1965	4	6239	N	N	1101 26TH ST SE
008	746890	0145	5/3/04	\$185,400	1540	0	6	1955	4	6500	N	N	504 10TH ST SE
008	145010	0230	7/18/06	\$268,500	1540	0	6	1960	3	10208	N	N	708 22ND ST SE
008	145010	0260	7/27/06	\$273,100	1590	0	6	1960	3	7436	N	N	702 22ND ST SE
008	714080	0320	6/28/05	\$232,000	1600	0	6	1962	4	7250	N	N	2614 M ST SE
008	380200	0020	8/28/06	\$225,000	1600	0	6	1966	3	10183	N	N	3516 O ST SE
008	858140	0391	5/15/06	\$256,000	1670	0	6	1919	4	4200	N	N	201 14TH ST SE
008	858140	0391	5/25/04	\$162,500	1670	0	6	1919	4	4200	N	N	201 14TH ST SE
008	145000	0030	5/9/06	\$245,000	1670	0	6	1959	4	7559	N	N	605 23RD ST SE
008	711600	0660	12/27/04	\$203,500	1680	0	6	1968	3	7663	N	N	507 L ST SE
008	145000	0080	2/27/05	\$190,100	1680	0	6	1959	4	10378	N	N	707 23RD ST SE
008	711650	0925	10/25/04	\$215,000	1700	0	6	1978	3	6025	N	N	602 5TH ST SE
008	746890	0135	5/13/04	\$206,000	1720	0	6	1955	4	6720	N	N	1005 F ST SE
008	714080	0310	8/2/05	\$269,950	1730	0	6	1962	4	7243	N	N	2708 M ST SE
008	714080	0280	3/18/04	\$226,000	1830	0	6	1961	3	7811	N	N	1213 28TH ST SE
008	714080	0420	3/9/06	\$260,000	1830	0	6	1961	3	7070	N	N	1210 28TH ST SE
008	787740	0265	6/15/06	\$312,385	1880	0	6	1941	4	16560	N	N	8701 S 358TH ST
008	950090	0430	5/5/05	\$235,000	1900	0	6	1958	5	10608	N	N	1230 22ND ST SE
008	711600	0075	1/26/04	\$182,000	2020	0	6	1929	4	6180	N	N	626 5TH ST SE
008	314160	0725	8/7/06	\$255,000	2080	0	6	1922	4	8896	N	N	820 B ST SE
008	714080	0400	11/18/06	\$295,000	2270	0	6	1961	5	7070	N	N	1302 28TH ST SE
008	711650	0945	5/3/04	\$196,000	900	420	7	2004	3	5956	N	N	622 5TH ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	734531	0100	1/25/06	\$274,500	910	740	7	1993	3	6900	N	N	3109 O ST SE
008	734531	0100	10/27/04	\$229,900	910	740	7	1993	3	6900	N	N	3109 O ST SE
008	746890	0175	7/20/06	\$200,300	940	0	7	1955	4	8720	N	N	515 10TH ST SE
008	192105	9241	8/30/05	\$224,000	970	0	7	1960	4	11046	N	N	2414 K ST SE
008	788900	0085	5/10/04	\$170,995	990	0	7	1958	4	8000	N	N	2604 U ST SE
008	788900	0095	9/1/04	\$167,000	990	0	7	1958	4	10536	N	N	1809 26TH ST SE
008	788900	0120	3/24/06	\$230,000	990	0	7	1958	5	9823	N	N	2607 T ST SE
008	734500	0580	1/12/06	\$230,950	1010	0	7	1967	4	7700	N	N	1711 33RD ST SE
008	025510	0450	4/24/06	\$235,870	1010	0	7	1967	4	8800	N	N	3213 PIKE ST SE
008	734520	0400	4/28/04	\$171,000	1010	0	7	1968	4	8800	N	N	1617 37TH PL SE
008	192105	9238	9/2/04	\$173,000	1020	0	7	1960	4	7840	N	N	805 9TH ST SE
008	734500	0110	3/1/06	\$243,950	1020	0	7	1968	3	6200	N	N	1802 33RD ST SE
008	734500	0110	9/6/05	\$193,000	1020	0	7	1968	3	6200	N	N	1802 33RD ST SE
008	734520	0480	8/9/06	\$238,000	1020	0	7	1968	4	7700	N	N	1709 36TH ST SE
008	734520	0420	6/28/06	\$239,000	1020	0	7	1968	3	8925	N	N	1613 37TH WAY SE
008	788900	0016	11/14/05	\$245,000	1030	0	7	1958	3	9500	N	N	1702 28TH ST SE
008	192105	9136	2/14/05	\$217,000	1040	370	7	1952	3	7200	N	N	601 12TH ST SE
008	192105	9202	8/13/04	\$178,000	1040	0	7	1957	4	9147	N	N	1401 22ND ST SE
008	734531	0010	5/24/04	\$186,900	1090	320	7	1978	3	6924	N	N	3102 M ST SE
008	714060	0085	8/29/05	\$265,000	1090	0	7	1959	4	11834	N	N	1810 L PL SE
008	734531	0050	2/24/05	\$225,500	1090	480	7	1975	3	9215	N	N	1224 31ST AVE SE
008	746890	0220	5/25/06	\$200,000	1090	0	7	1955	4	8400	N	N	516 11TH ST SE
008	869560	0120	9/7/05	\$212,000	1090	0	7	1953	4	10800	N	N	1525 J ST SE
008	792460	0050	8/10/06	\$280,000	1100	720	7	1963	4	7500	N	N	1305 32ND ST SE
008	792460	0080	5/31/06	\$280,000	1100	550	7	1963	4	7949	N	N	3135 O ST SE
008	145030	0150	7/14/06	\$230,000	1100	0	7	1963	3	8938	N	N	807 26TH PL SE
008	447420	0050	6/3/05	\$202,900	1100	0	7	1967	4	8762	N	N	1501 29TH ST SE
008	792460	0190	10/16/06	\$313,500	1100	800	7	1963	4	8734	N	N	3210 M ST SE
008	792460	0260	9/14/06	\$257,000	1100	880	7	1963	4	12300	N	N	1340 32ND ST SE
008	711650	0515	1/20/06	\$200,000	1110	0	7	1921	3	5537	N	N	515 8TH ST SE
008	950090	0090	3/22/05	\$170,000	1110	0	7	1956	4	10593	N	N	1330 24TH ST SE
008	950090	0340	5/23/05	\$227,000	1110	0	7	1957	4	10530	N	N	1435 23RD ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	714080	0140	4/11/05	\$212,500	1120	0	7	1960	3	7811	N	N	1301 28TH PL SE
008	711650	0480	9/20/04	\$195,000	1120	200	7	1923	4	9258	N	N	518 7TH ST SE
008	025510	0060	6/21/04	\$199,950	1130	0	7	1966	4	7000	N	N	1511 34TH ST SE
008	447420	0040	4/6/06	\$230,950	1130	0	7	1967	4	8199	N	N	1503 29TH ST SE
008	192105	9179	3/27/06	\$248,000	1140	800	7	1954	3	20934	N	N	2405 R ST SE
008	447200	0040	8/20/04	\$233,000	1150	530	7	1997	3	6003	N	N	907 23RD PL SE
008	711650	0105	9/5/06	\$232,000	1160	0	7	1999	3	3811	N	N	504 D ST SE
008	536280	0070	11/22/06	\$286,900	1170	0	7	1993	3	6326	N	N	1214 35TH CT SE
008	208700	0040	8/2/04	\$220,000	1180	240	7	1996	3	6059	N	N	2805 I ST SE
008	711600	0275	3/12/04	\$150,000	1180	0	7	1958	4	5142	N	N	901 8TH ST SE
008	711650	0665	3/28/06	\$242,950	1180	0	7	1921	3	6768	N	N	625 8TH ST SE
008	331360	0275	5/26/06	\$241,100	1180	0	7	1966	4	8775	N	N	501 27TH ST SE
008	950090	0160	4/14/06	\$250,000	1180	0	7	1956	4	11274	N	N	1335 24TH ST SE
008	950090	0520	8/3/06	\$248,000	1180	0	7	1958	4	9045	N	N	1440 21ST ST SE
008	500300	0070	6/15/05	\$217,500	1190	0	7	1956	4	7790	N	N	1512 F ST SE
008	734520	0240	12/23/04	\$227,500	1190	440	7	1969	4	7480	N	N	1913 37TH ST SE
008	027900	0030	1/9/04	\$170,000	1200	0	7	1967	4	10196	N	N	1109 28TH ST SE
008	027900	0070	6/24/05	\$225,000	1200	0	7	1967	4	10178	N	N	1009 28TH ST SE
008	027900	0070	4/21/04	\$187,000	1200	0	7	1967	4	10178	N	N	1009 28TH ST SE
008	950090	0135	9/23/04	\$190,000	1210	0	7	1958	3	10588	N	N	1225 24TH ST SE
008	950090	0215	6/5/06	\$247,750	1210	0	7	1957	3	10530	N	N	1520 23RD ST SE
008	950090	0215	9/29/04	\$187,000	1210	0	7	1957	3	10530	N	N	1520 23RD ST SE
008	950090	0280	9/28/05	\$265,800	1210	0	7	1957	3	11301	N	N	1210 23RD ST SE
008	302105	9155	1/4/06	\$232,000	1220	0	7	1961	4	6000	N	N	3015 M ST SE
008	302105	9155	9/21/05	\$190,800	1220	0	7	1961	4	6000	N	N	3015 M ST SE
008	025510	0360	7/21/04	\$224,000	1230	280	7	1966	4	8250	N	N	3414 R ST SE
008	950090	0165	7/11/05	\$265,000	1240	0	7	1956	4	11274	N	N	1405 24TH ST SE
008	746890	0245	12/21/06	\$240,000	1260	0	7	1954	4	7350	N	N	404 11TH ST SE
008	025510	0230	4/12/04	\$198,000	1260	0	7	1967	4	8000	N	N	3645 PIKE ST SE
008	025510	0460	6/26/06	\$270,000	1260	0	7	1967	4	8250	N	N	1461 33RD ST SE
008	331360	0360	11/15/05	\$242,000	1260	0	7	1960	4	8100	N	N	625 27TH ST SE
008	792460	0130	1/25/06	\$254,950	1270	0	7	1967	4	7558	N	N	1505 32ND ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	331360	0355	10/25/05	\$258,500	1270	0	7	1999	3	8100	N	N	603 27TH ST SE
008	734960	0040	8/1/05	\$268,000	1280	340	7	1996	3	6307	N	N	1920 28TH ST SE
008	734960	0150	10/14/04	\$239,000	1280	340	7	1998	3	6000	N	N	2833 U ST SE
008	734962	0240	7/8/04	\$216,200	1280	340	7	1998	3	6000	N	N	2210 27TH ST SE
008	734965	0160	2/13/06	\$295,000	1280	340	7	1998	3	6367	N	N	2321 FOREST RIDGE DR SE
008	734965	0400	4/19/05	\$259,950	1280	340	7	1998	3	7455	N	N	2138 FOREST RIDGE DR SE
008	734965	0420	6/13/05	\$271,000	1280	340	7	1998	3	7510	N	N	2204 FOREST RIDGE DR SE
008	734966	0040	9/18/06	\$309,950	1280	340	7	1999	3	6563	N	N	2816 V CT SE
008	734520	0030	3/9/05	\$226,000	1300	0	7	1968	3	7500	N	N	1620 36TH ST SE
008	734520	0200	10/11/06	\$268,000	1300	0	7	1969	3	7400	N	N	3405 V ST SE
008	746890	0155	12/2/04	\$160,700	1300	0	7	1954	3	6360	N	N	910 E ST SE
008	746890	0260	6/14/05	\$207,030	1300	0	7	1954	4	7140	N	N	403 12TH ST SE
008	192105	9212	7/19/04	\$250,000	1300	700	7	1958	4	10659	N	N	1525 25TH ST SE
008	192105	9239	7/24/06	\$315,000	1300	0	7	1961	4	11046	N	N	2420 K ST SE
008	302105	9159	8/10/05	\$187,000	1310	0	7	1959	4	9800	N	N	1420 25TH ST SE
008	734500	0540	5/24/04	\$183,750	1320	0	7	1967	4	7490	N	N	1811 33RD ST SE
008	711600	0385	5/30/06	\$243,600	1330	0	7	1955	4	5974	N	N	821 7TH ST SE
008	788900	0185	9/28/04	\$175,000	1330	0	7	1958	3	7905	N	N	2710 R ST SE
008	788900	0100	5/22/06	\$251,000	1330	0	7	1958	4	8748	N	N	1805 26TH ST SE
008	192105	9340	4/26/04	\$187,500	1340	0	7	2004	3	7777	N	N	1950 H ST SE
008	500170	0070	8/6/04	\$213,000	1340	0	7	1957	4	7497	N	N	1711 F CT SE
008	910760	0140	5/23/05	\$245,300	1340	0	7	1990	3	9900	N	N	2020 M ST SE
008	950090	0115	7/6/05	\$235,000	1350	0	7	1957	4	10587	N	N	1220 24TH ST SE
008	519490	0060	1/17/06	\$310,000	1360	500	7	1990	3	6003	N	N	1312 E ST SE
008	025510	0080	6/22/05	\$245,000	1370	0	7	1966	4	8125	N	N	3407 PIKE ST SE
008	734500	0130	6/8/06	\$188,000	1370	0	7	1968	4	8000	N	N	1812 33RD ST SE
008	734961	0110	9/11/06	\$305,000	1380	0	7	1997	3	8777	N	N	2709 V CT SE
008	734961	0030	6/20/06	\$306,000	1390	0	7	1997	3	6000	N	N	1923 28TH ST SE
008	302105	9148	10/14/05	\$283,250	1390	0	7	1958	4	14850	N	N	1402 25TH ST SE
008	910760	0070	2/9/04	\$177,200	1390	0	7	1963	4	11770	N	N	1835 M ST SE
008	910760	0110	4/19/05	\$230,300	1390	0	7	1963	3	9900	N	N	1920 M ST SE
008	500300	0150	6/8/06	\$230,900	1410	0	7	1956	3	7790	N	N	1515 F ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	792460	0270	3/24/04	\$170,000	1420	0	7	1963	3	7199	N	N	1350 32ND ST SE
008	889320	0150	3/30/06	\$275,000	1420	0	7	1995	3	7722	N	N	1924 N CT SE
008	734965	0030	4/22/05	\$285,000	1430	700	7	1999	3	6017	N	N	2712 Z ST SE
008	500170	0025	9/23/04	\$209,000	1450	0	7	1959	4	7812	N	N	1712 G ST SE
008	734965	0020	6/20/05	\$298,500	1450	770	7	1999	3	6017	N	N	2708 Z ST SE
008	734966	0010	4/11/05	\$278,000	1450	770	7	1999	3	6864	N	N	2804 V CT SE
008	025510	0010	10/25/05	\$259,950	1460	0	7	1966	3	7669	N	N	1450 33RD ST SE
008	302105	9151	4/30/04	\$180,000	1460	0	7	1958	4	10481	N	N	1240 25TH ST SE
008	422340	0030	2/21/04	\$194,000	1460	0	7	1965	4	9730	N	N	1925 H ST SE
008	192105	9341	5/11/04	\$220,000	1470	0	7	2004	3	7568	N	N	1948 H ST SE
008	734500	0220	5/25/04	\$182,000	1470	0	7	1968	4	7475	N	N	1621 35TH WAY SE
008	192105	9022	6/30/04	\$229,950	1470	0	7	2004	3	11220	N	N	1952 H ST SE
008	950090	0240	9/13/04	\$217,600	1470	0	7	1957	3	11205	N	N	1410 23RD ST SE
008	192105	9269	3/23/04	\$219,275	1480	0	7	1966	4	10890	N	N	924 21ST ST SE
008	714080	0340	12/14/06	\$325,000	1490	1300	7	1967	4	7262	N	N	2610 M ST SE
008	983540	0060	7/17/06	\$303,000	1500	0	7	1991	3	8474	N	N	3411 OLYMPIC ST SE
008	714060	0170	4/7/06	\$255,000	1500	0	7	1957	4	9380	N	N	1005 21ST ST SE
008	302105	9370	1/19/06	\$255,500	1510	0	7	1992	3	10399	N	N	1218 37TH AVE SE
008	302105	9370	4/19/04	\$220,000	1510	0	7	1992	3	10399	N	N	1218 37TH AVE SE
008	101800	0215	8/24/04	\$218,000	1520	0	7	2004	3	6780	N	N	1422 B ST SE
008	734531	0080	7/27/06	\$269,000	1540	0	7	1975	3	9645	N	N	1316 31ST AVE SE
008	734520	0270	3/27/06	\$251,000	1540	0	7	1968	4	7650	N	N	1901 37TH ST SE
008	519490	0170	4/25/05	\$246,000	1540	0	7	1990	3	8459	N	N	1201 E ST SE
008	734500	0490	12/21/05	\$220,000	1550	0	7	1967	3	6500	N	N	1915 33RD ST SE
008	734520	0460	6/28/04	\$211,500	1550	0	7	1968	3	6200	N	N	1701 36TH ST SE
008	500300	0125	9/1/04	\$231,105	1550	0	7	1953	4	7790	N	N	1411 F ST SE
008	788900	0020	8/22/06	\$264,950	1550	0	7	1957	4	7000	N	N	1706 28TH ST SE
008	950090	0525	5/12/05	\$195,000	1550	0	7	1956	3	9045	N	N	1430 21ST ST SE
008	144610	0080	5/26/04	\$194,000	1570	0	7	1978	3	7916	N	N	2822 K ST SE
008	889320	0130	8/8/06	\$294,500	1570	0	7	1996	3	7203	N	N	1910 N CT SE
008	734531	0030	5/17/05	\$250,000	1580	0	7	1975	3	9713	N	N	1212 31ST AVE SE
008	734531	0030	9/9/04	\$183,670	1580	0	7	1975	3	9713	N	N	1212 31ST AVE SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	858140	0271	2/24/06	\$270,500	1597	0	7	2005	3	4194	N	N	206 13TH ST SE
008	734962	0220	3/20/06	\$290,000	1600	0	7	1998	3	6000	N	N	2302 27TH ST SE
008	734965	0250	3/20/06	\$299,950	1600	0	7	1998	3	7364	N	N	2135 FOREST RIDGE DR SE
008	734965	0490	3/9/05	\$250,000	1600	0	7	1998	3	7500	N	N	2310 FOREST RIDGE DR SE
008	734966	0050	5/21/04	\$229,000	1600	0	7	1999	3	7711	N	N	2820 V CT SE
008	734961	0050	5/30/05	\$259,950	1600	0	7	1997	3	10506	N	N	2707 RIVERWALK DR SE
008	734961	0100	11/21/05	\$280,000	1600	0	7	1997	3	8771	N	N	2715 V CT SE
008	138860	0140	2/24/04	\$211,950	1610	0	7	1989	3	7833	N	N	818 23RD ST SE
008	208700	0050	4/8/04	\$214,000	1610	0	7	1990	3	8758	N	N	2811 I ST SE
008	792460	0250	7/21/05	\$246,392	1610	0	7	1967	4	7172	N	N	1330 32ND ST SE
008	711600	0245	8/7/05	\$275,000	1620	0	7	1960	3	7880	N	N	915 8TH ST SE
008	711600	0255	8/7/05	\$275,000	1620	0	7	1961	3	7758	N	N	911 8TH ST SE
008	734500	0170	7/28/06	\$314,750	1620	0	7	1968	4	8400	N	N	1731 35TH WAY SE
008	519490	0010	10/12/05	\$263,950	1640	0	7	1990	3	6319	N	N	1202 E ST SE
008	519490	0050	8/10/06	\$317,500	1640	0	7	1990	3	6000	N	N	1308 E ST SE
008	792460	0010	1/5/05	\$235,000	1650	0	7	1963	4	13137	N	N	3130 M ST SE
008	950090	0320	5/26/04	\$234,600	1650	0	7	1957	4	11205	N	N	1335 23RD ST SE
008	734520	0210	8/24/04	\$183,500	1660	0	7	1969	3	7000	N	N	3501 V ST SE
008	734520	0150	11/22/05	\$255,000	1660	0	7	1969	4	9102	N	N	1910 36TH ST SE
008	331360	0245	9/20/06	\$258,990	1670	0	7	1962	3	10800	N	N	404 26TH ST SE
008	910750	0045	4/21/05	\$251,000	1670	0	7	1959	3	8800	N	N	1315 21ST ST SE
008	734500	0190	7/5/05	\$260,000	1680	0	7	1968	4	7500	N	N	1715 35TH WAY SE
008	447200	0130	7/13/05	\$263,950	1700	0	7	1995	3	6076	N	N	925 23RD PL SE
008	734966	0110	9/15/04	\$270,000	1710	350	7	1999	3	9025	N	N	2831 V CT SE
008	192105	9230	8/16/04	\$207,500	1710	0	7	1960	3	11046	N	N	2404 K ST SE
008	950090	0400	4/21/05	\$211,950	1710	0	7	1958	4	11275	N	N	1410 22ND ST SE
008	788910	0020	4/27/04	\$219,950	1720	0	7	1968	4	8550	N	N	2805 R PL SE
008	192105	9261	7/24/06	\$289,900	1750	0	7	1962	3	10019	N	N	810 8TH ST SE
008	539820	0030	10/26/06	\$327,000	1780	0	7	2001	3	6102	N	N	410 12TH ST SE
008	447200	0010	9/19/06	\$339,000	1800	0	7	1995	3	6255	N	N	901 23RD PL SE
008	447200	0010	3/30/04	\$237,500	1800	0	7	1995	3	6255	N	N	901 23RD PL SE
008	734961	0210	8/25/04	\$272,500	1800	640	7	1997	3	6000	N	N	2708 V ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	331360	0265	11/29/06	\$292,000	1800	0	7	1969	3	9450	N	N	2614 D ST SE
008	331360	0265	3/15/05	\$209,000	1800	0	7	1969	3	9450	N	N	2614 D ST SE
008	869520	0069	11/14/04	\$231,000	1800	0	7	1959	4	9375	N	N	2215 D ST SE
008	145030	0080	5/24/05	\$238,000	1820	0	7	1963	4	9860	N	N	813 26TH ST SE
008	302105	9075	3/10/06	\$296,000	1820	0	7	1979	3	10125	N	N	1220 25TH ST SE
008	711600	0120	7/25/06	\$336,500	1830	0	7	1947	4	11793	N	N	721 6TH ST SE
008	779401	0050	3/27/04	\$201,500	1840	0	7	1992	3	6300	N	N	3601 OLYMPIC ST SE
008	208700	0020	7/6/06	\$330,250	1850	0	7	1990	3	10318	N	N	807 28TH ST SE
008	788910	0060	6/14/06	\$297,500	1850	0	7	1968	4	11995	N	N	2813 R ST SE
008	392090	0145	8/10/05	\$275,000	1860	0	7	1989	3	7290	N	N	1305 H ST SE
008	734520	0570	3/16/04	\$225,000	1880	0	7	1968	3	8600	N	N	1921 36TH ST SE
008	734961	0180	12/14/06	\$375,000	1880	860	7	1997	3	6001	N	N	2606 V CT SE
008	138860	0130	6/11/04	\$238,500	1900	0	7	1989	3	7366	N	N	814 23RD ST SE
008	302105	9142	9/16/04	\$195,000	1910	0	7	1959	4	12150	N	N	1300 25TH ST SE
008	302105	9238	4/19/06	\$295,000	1910	0	7	1968	3	9350	N	N	3307 M PL SE
008	302105	9268	2/27/06	\$299,000	1910	0	7	1971	3	9583	N	N	3340 M PL SE
008	302105	9175	8/17/04	\$209,500	1920	0	7	1962	4	11595	N	N	1301 26TH ST SE
008	714060	0015	12/26/06	\$290,000	1920	0	7	1956	4	10364	N	N	1001 18TH ST SE
008	714060	0015	7/12/04	\$225,950	1920	0	7	1956	4	10364	N	N	1001 18TH ST SE
008	302105	9132	8/22/06	\$315,000	1930	0	7	1992	3	25283	N	N	1220 37TH ST SE
008	792460	0140	2/28/05	\$246,000	1930	0	7	1967	4	9157	N	N	1515 32ND ST SE
008	542240	0390	8/1/05	\$279,950	1940	0	7	1981	3	6655	N	N	1722 C PL SE
008	734530	0030	6/22/05	\$257,500	1940	0	7	1969	4	8778	Y	Y	1706 37TH WAY SE
008	542240	0200	6/12/06	\$290,000	1950	0	7	1980	3	7368	N	N	1909 C ST SE
008	711600	0745	5/26/05	\$256,600	1960	0	7	1977	3	10010	N	N	1021 7TH ST SE
008	734961	0060	1/13/05	\$245,000	1970	0	7	1997	3	10044	N	N	2701 RIVERWALK DR SE
008	734962	0050	9/12/05	\$338,000	1970	0	7	1997	3	10066	N	N	2613 W CT SE
008	144610	0020	10/6/06	\$311,000	1990	0	7	1978	3	7340	N	N	2815 K ST SE
008	144610	0100	3/8/06	\$315,000	1990	0	7	1978	3	7540	N	N	2817 L PL SE
008	144610	0100	7/12/04	\$225,000	1990	0	7	1978	3	7540	N	N	2817 L PL SE
008	144610	0130	6/14/05	\$265,500	1990	0	7	1978	3	9163	N	N	2802 L PL SE
008	542240	0140	6/28/06	\$319,000	2020	0	7	1983	3	7276	N	N	1837 C PL SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	192105	9213	8/11/05	\$300,000	2030	0	7	1958	4	10200	N	N	1505 25TH ST SE
008	192105	9321	1/4/05	\$246,500	2040	0	7	1981	3	12675	N	N	2017 H ST SE
008	025510	0040	9/30/04	\$232,000	2040	0	7	1966	3	8673	N	N	1514 33RD ST SE
008	302105	9208	12/6/06	\$197,000	2040	0	7	1967	4	14810	N	N	1110 28TH ST SE
008	734965	0170	8/15/06	\$309,800	2070	0	7	1998	3	6000	N	N	2311 FOREST RIDGE DR SE
008	734960	0190	5/22/06	\$354,000	2090	0	7	1996	3	7418	N	N	2817 U ST SE
008	734960	0190	5/17/05	\$294,000	2090	0	7	1996	3	7418	N	N	2817 U ST SE
008	734965	0080	6/15/04	\$261,000	2100	0	7	1999	3	7349	N	N	2820 Z ST SE
008	734966	0160	10/24/06	\$356,500	2100	0	7	1999	3	6875	N	N	2807 V CT SE
008	734966	0060	6/23/04	\$253,000	2100	0	7	1999	3	8846	N	N	2824 V CT SE
008	734960	0030	9/29/05	\$333,950	2110	0	7	1996	3	6358	N	N	1922 28TH ST SE
008	734961	0020	4/6/05	\$276,000	2110	0	7	1997	3	6000	N	N	1926 28TH ST SE
008	734961	0160	8/1/04	\$254,000	2110	0	7	1997	3	6965	N	N	2601 V CT SE
008	734962	0120	6/8/06	\$364,950	2110	0	7	1997	3	6013	N	N	2207 27TH ST SE
008	734962	0230	5/19/04	\$254,950	2110	0	7	1998	3	6000	N	N	2214 27TH ST SE
008	734962	0080	3/16/06	\$349,950	2110	0	7	1997	3	12351	N	N	2602 W CT SE
008	734965	0280	9/26/05	\$299,950	2120	0	7	1999	3	6001	N	N	2121 FOREST RIDGE DR SE
008	734965	0500	12/12/06	\$371,000	2120	0	7	1998	3	7500	N	N	2320 FOREST RIDGE DR SE
008	734964	0160	3/24/05	\$288,000	2120	0	7	1999	3	8067	N	N	2204 28TH CT SE
008	542240	0050	3/29/06	\$290,000	2120	0	7	1980	3	9100	N	N	1801 C ST SE
008	542240	0430	4/22/05	\$285,000	2180	0	7	1981	3	7330	N	N	1706 C ST SE
008	711600	0235	3/16/04	\$187,000	2180	0	7	1959	3	9671	N	N	721 K ST SE
008	915010	0130	4/6/05	\$195,000	2200	0	7	1979	3	3893	N	N	602 8TH ST SE
008	858140	0345	7/28/05	\$303,500	2210	0	7	2004	3	4200	N	N	241 14TH ST SE
008	542240	0450	10/12/04	\$250,000	2220	0	7	1984	3	8150	N	N	306 17TH ST SE
008	314160	0600	10/13/06	\$235,000	2220	0	7	1977	2	9120	N	N	1108 B ST SE
008	539820	0100	9/26/05	\$315,900	2230	0	7	2000	3	8007	N	N	1318 D PL SE
008	533630	0020	2/11/05	\$289,950	2350	0	7	1988	3	7200	N	N	2020 C ST SE
008	533631	0030	10/4/04	\$234,900	2390	0	7	1987	3	7157	N	N	221 21ST PL SE
008	302105	9347	5/10/06	\$325,000	2390	0	7	1987	3	8549	N	N	1317 29TH ST SE
008	533631	0040	5/5/05	\$284,500	2390	0	7	1987	3	9587	N	N	219 21ST PL SE
008	533631	0030	2/2/04	\$200,000	2390	0	7	1987	3	7157	N	N	221 21ST PL SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	027900	0110	8/12/04	\$295,000	2400	0	7	1966	4	12300	N	N	1018 28TH ST SE
008	734964	0110	7/28/05	\$315,000	2410	0	7	1998	3	6000	N	N	2222 28TH CT SE
008	734964	0070	10/28/04	\$289,950	2410	0	7	1998	3	10536	N	N	2309 28TH CT SE
008	542240	0150	11/22/06	\$405,000	2430	0	7	2002	3	8525	N	N	1841 C PL SE
008	542240	0150	3/2/05	\$306,000	2430	0	7	2002	3	8525	N	N	1841 C PL SE
008	734531	0060	10/18/05	\$303,000	2460	0	7	2001	3	9715	N	N	1302 31ST ST SE
008	542240	0350	2/22/05	\$290,000	2470	0	7	1981	3	6649	N	N	1738 C PL SE
008	542240	0100	4/29/05	\$292,000	2470	0	7	1981	3	9725	N	N	1821 C PL SE
008	542240	0160	2/24/05	\$292,000	2470	0	7	1985	3	12270	N	N	1847 C PL SE
008	422340	0010	11/9/05	\$298,000	2480	0	7	1975	3	10147	N	N	718 19TH ST SE
008	734962	0290	2/3/05	\$299,888	2530	0	7	1999	3	7577	N	N	2201 28TH ST SE
008	734963	0060	11/21/05	\$322,000	2530	0	7	1999	3	6620	N	N	2313 27TH PL SE
008	734964	0100	6/17/05	\$307,500	2530	0	7	1998	3	6000	N	N	2302 28TH CT SE
008	734964	0120	4/1/04	\$254,950	2530	0	7	1998	3	6318	N	N	2220 28TH CT SE
008	734964	0150	3/24/05	\$309,950	2530	0	7	1999	3	6106	N	N	2208 28TH CT SE
008	533631	0020	5/9/05	\$308,000	2580	0	7	1987	3	7201	N	N	223 21ST PL SE
008	533631	0050	6/12/06	\$346,000	2580	0	7	1987	3	7761	N	N	217 21ST PL SE
008	533631	0070	12/27/05	\$306,000	2580	0	7	1987	3	7317	N	N	213 21ST PL SE
008	533630	0090	10/17/06	\$359,000	2580	0	7	1988	3	9071	N	N	2019 C ST SE
008	533630	0100	4/27/05	\$285,000	2580	0	7	1988	3	8950	N	N	2025 C ST SE
008	192105	9314	8/31/05	\$291,800	2640	0	7	1989	3	18480	N	N	846 21ST ST SE
008	138860	0190	9/28/05	\$385,000	2674	0	7	2005	3	8231	N	N	836 23RD ST SE
008	858140	0190	8/2/04	\$257,500	2680	0	7	1996	3	7240	N	N	1421 B ST SE
008	314160	0625	7/6/05	\$318,500	2680	0	7	1991	3	8401	N	N	1020 B ST SE
008	302105	9385	9/12/05	\$359,000	2730	0	7	1996	3	7237	N	N	907 29TH ST SE
008	711650	0920	10/4/04	\$285,000	2860	0	7	1978	4	5682	N	N	606 5TH ST SE
008	734964	0170	4/4/06	\$389,900	2880	0	7	1998	3	7535	N	N	2202 28TH CT SE
008	734964	0170	6/9/05	\$346,000	2880	0	7	1998	3	7535	N	N	2202 28TH CT SE
008	734963	0050	12/16/05	\$405,000	3390	0	7	1999	3	9507	N	N	2311 27TH PL SE
008	638200	0115	6/3/05	\$285,000	1310	1180	8	1964	4	13090	N	N	1508 G ST SE
008	500300	0095	7/14/06	\$239,000	1360	0	8	1952	4	7790	N	N	1303 F ST SE
008	500300	0025	5/24/06	\$247,500	1370	0	8	1952	4	7790	N	N	1308 F ST SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	447200	0200	11/22/04	\$267,500	1510	670	8	1999	3	8023	N	N	2215 K ST SE
008	711650	0810	11/20/06	\$284,500	1760	0	8	1959	3	8230	N	N	702 6TH ST SE
008	500300	0140	9/15/05	\$216,000	1780	0	8	1955	3	7790	N	N	1505 F ST SE
008	447200	0030	11/18/04	\$255,000	1820	0	8	1995	3	6000	N	N	905 23RD PL SE
008	869560	0025	2/4/04	\$219,000	1860	0	8	1959	4	10815	N	N	1410 J ST SE
008	721530	0040	4/18/05	\$299,950	2033	0	8	2005	3	8448	N	N	511 17TH CT SE
008	779400	0120	5/24/04	\$260,000	2110	0	8	1991	3	8414	N	N	3410 OLYMPIC ST SE
008	638200	0080	6/21/05	\$355,000	2120	0	8	1997	3	13090	N	N	1310 G ST SE
008	779400	0020	5/24/06	\$309,000	2280	0	8	1991	3	6924	N	N	3614 OLYMPIC ST SE
008	721530	0060	3/17/05	\$299,395	2321	0	8	2005	3	6432	N	N	508 17TH CT SE
008	721530	0050	6/2/05	\$299,950	2351	0	8	2005	3	6230	N	N	505 17TH CT SE
008	302105	9286	6/15/06	\$390,000	2460	0	8	1958	3	22651	N	N	905 28TH ST SE
008	302105	9286	5/1/06	\$308,000	2460	0	8	1958	3	22651	N	N	905 28TH ST SE
008	721530	0030	1/13/05	\$309,950	2469	0	8	2005	3	6114	N	N	521 17TH ST SE
008	721530	0070	3/15/05	\$309,950	2469	0	8	2005	3	7374	N	N	510 17TH ST SE
008	721530	0080	8/5/05	\$309,950	2469	0	8	2005	3	6278	N	N	520 17TH CT SE
008	192105	9125	12/12/05	\$398,000	2510	660	8	1951	5	23100	N	N	840 21ST ST SE
008	721530	0010	5/23/05	\$332,950	2684	0	8	2005	3	6674	N	N	529 17TH ST SE
008	721530	0090	3/1/05	\$335,000	2684	0	8	2005	3	6933	N	N	524 17TH CT SE
008	721530	0100	2/10/05	\$319,950	2705	0	8	2005	3	6855	N	N	530 17TH ST SE
010	352105	9042	9/13/04	\$262,950	1370	0	5	1900	5	41194	Y	N	14812 SE 368TH PL
010	362105	9018	3/1/05	\$312,000	1750	0	5	1912	5	317988	Y	N	38125 160TH PL SE
010	272105	9060	2/24/05	\$198,250	730	320	6	1925	4	13068	N	N	5719 AUBURN WAY S
010	259900	1590	8/29/06	\$243,550	1140	0	6	1962	4	7920	N	N	2935 18TH ST SE
010	259900	0680	6/25/04	\$185,000	1140	0	6	1962	3	8250	N	N	2010 DOGWOOD DR SE
010	352105	9009	1/10/05	\$272,000	1260	0	6	1991	3	84070	Y	N	14822 SE 368TH PL
010	022005	9021	6/13/06	\$350,000	1260	0	6	1960	3	193842	Y	N	38415 AUBURN-ENUMCLAW RD SE
010	022005	9020	6/18/06	\$240,000	1390	0	6	1952	5	33281	N	N	38501 AUBURN-ENUMCLAW RD SE
010	272105	9065	8/14/06	\$500,000	1690	320	6	1928	3	209088	N	N	5605 AUBURN WAY S
010	262105	9011	6/28/06	\$460,000	910	800	7	1995	3	80210	Y	N	36328 148TH AVE SE
010	262105	9011	6/25/04	\$313,000	910	800	7	1995	3	80210	Y	N	36328 148TH AVE SE
010	780621	0300	7/28/05	\$202,950	940	0	7	1977	3	7905	N	N	2514 17TH ST SE

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**Area 28**  
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010	259900	1050	4/8/04	\$173,000	990	0	7	1962	4	8165	N	N	1925 FIR ST SE
010	366800	1260	10/27/05	\$275,000	1000	770	7	1980	3	7857	N	N	6027 35TH PL SE
010	780621	0110	10/13/06	\$299,950	1000	910	7	1977	4	7752	N	N	2433 17TH ST SE
010	780621	0110	8/2/06	\$242,100	1000	910	7	1977	4	7752	N	N	2433 17TH ST SE
010	259900	1520	9/22/04	\$212,500	1000	600	7	1962	4	8470	N	N	3050 17TH ST SE
010	366800	1110	3/29/05	\$230,900	1000	700	7	1981	3	8250	N	N	6301 35TH WAY SE
010	780621	0060	3/8/05	\$232,000	1000	910	7	1977	3	8554	N	N	2609 17TH ST SE
010	780621	0370	7/7/06	\$306,000	1000	910	7	1977	3	10500	N	N	2716 17TH ST SE
010	780621	0370	7/1/04	\$230,000	1000	910	7	1977	3	10500	N	N	2716 17TH ST SE
010	142410	0030	5/20/05	\$240,000	1010	400	7	1984	4	9420	N	N	3212 20TH ST SE
010	259900	0060	10/9/06	\$230,000	1010	0	7	1961	4	15750	N	N	2900 22ND ST SE
010	259900	0100	6/13/05	\$205,400	1010	0	7	1961	4	10500	N	N	3020 22ND ST SE
010	259900	0320	5/25/04	\$189,000	1010	0	7	1962	4	8625	N	N	2115 HEMLOCK ST SE
010	259900	1680	7/14/05	\$226,600	1010	710	7	1962	4	10440	N	N	1740 GINKGO ST SE
010	259920	0480	10/12/05	\$230,000	1010	0	7	1962	4	10350	N	N	1909 19TH PL SE
010	259920	0470	7/14/04	\$253,500	1030	800	7	1962	4	10800	N	N	1905 19TH PL SE
010	259920	0580	8/6/04	\$199,950	1030	880	7	1963	3	8925	N	N	1620 HEMLOCK DR
010	259920	0840	12/2/04	\$204,700	1030	760	7	1964	3	10450	N	N	3450 SCENIC DR
010	259920	0900	9/14/05	\$274,000	1030	1010	7	1963	4	9898	N	N	3315 19TH ST SE
010	259900	1600	12/7/04	\$191,100	1040	0	7	1962	4	7920	N	N	2925 18TH ST SE
010	259900	0670	11/4/04	\$180,000	1040	0	7	1962	3	8250	N	N	2020 DOGWOOD DR SE
010	259920	0940	7/26/05	\$216,000	1040	0	7	1963	4	9831	N	N	3250 19TH ST SE
010	259900	0800	10/6/06	\$139,000	1040	0	7	1961	4	8250	N	N	2115 ELM ST SE
010	131350	0040	5/3/05	\$227,000	1050	320	7	1977	4	7990	N	N	5710 37TH ST SE
010	259900	0920	5/12/05	\$204,100	1070	0	7	1961	4	8165	N	N	2030 ELM ST SE
010	131350	0110	6/8/06	\$288,000	1080	380	7	1976	3	6000	N	N	3602 LEMONTREE LN SE
010	131350	0280	9/23/06	\$260,000	1080	380	7	1977	3	7220	N	N	3630 ACADEMY DR SE
010	366800	0560	9/18/06	\$275,000	1080	0	7	1986	3	7410	N	N	6116 36TH ST SE
010	366800	1250	8/30/06	\$278,180	1080	750	7	1981	3	7917	N	N	6101 35TH WAY SE
010	780621	0020	4/21/05	\$240,000	1080	470	7	1977	4	9212	N	N	2709 17TH ST SE
010	030400	0380	6/22/05	\$214,000	1090	0	7	1962	3	17630	N	N	2465 24TH ST SE
010	259900	0360	12/21/06	\$246,000	1090	0	7	1962	4	12075	N	N	2215 HEMLOCK ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	259900	0360	5/22/04	\$185,900	1090	0	7	1962	4	12075	N	N	2215 HEMLOCK ST SE
010	259900	0640	8/17/04	\$188,000	1090	0	7	1961	3	8250	N	N	2130 DOGWOOD DR SE
010	259900	0740	10/14/05	\$219,000	1090	0	7	1961	4	8250	N	N	1925 ELM ST SE
010	259900	0740	3/29/04	\$172,500	1090	0	7	1961	4	8250	N	N	1925 ELM ST SE
010	259900	0900	9/19/06	\$210,100	1090	0	7	1961	4	8050	N	N	2120 ELM ST SE
010	259900	1530	8/30/04	\$189,950	1090	0	7	1962	4	8470	N	N	3055 18TH ST SE
010	259900	1760	11/22/06	\$232,000	1090	0	7	1962	4	8550	N	N	3025 17TH ST SE
010	366800	0260	9/3/04	\$212,000	1100	540	7	1986	3	7425	N	N	5928 35TH WAY SE
010	780621	0350	1/5/06	\$281,000	1100	460	7	1977	4	7760	N	N	2702 17TH ST SE
010	259900	1230	2/3/05	\$192,000	1100	0	7	1961	3	11200	N	N	1930 FIR ST SE
010	259900	0400	4/28/06	\$237,000	1120	0	7	1961	3	7770	N	N	2035 DOGWOOD DR SE
010	259900	1240	12/19/06	\$280,000	1120	600	7	1961	4	9600	N	N	1926 FIR ST SE
010	259900	1240	9/13/05	\$252,500	1120	600	7	1961	4	9600	N	N	1926 FIR ST SE
010	856720	0020	2/27/06	\$270,950	1120	390	7	1973	3	8122	N	N	3210 21ST ST SE
010	259920	0500	12/21/05	\$300,000	1130	800	7	1962	4	8800	N	N	1715 HEMLOCK DR
010	272105	9129	6/6/06	\$375,000	1130	1100	7	1966	3	21780	N	N	36466 AUBURN-ENUMCLAW RD SE
010	259900	1260	5/10/04	\$180,000	1140	0	7	1962	4	10600	N	N	1900 FIR ST SE
010	259900	1330	8/17/05	\$250,000	1140	670	7	1961	3	9400	N	N	1915 GINKGO ST SE
010	259900	1330	5/14/04	\$210,500	1140	670	7	1961	3	9400	N	N	1915 GINKGO ST SE
010	774950	0700	10/3/05	\$224,900	1150	0	7	1968	4	9900	N	N	3005 16TH ST SE
010	780621	0380	6/29/04	\$210,000	1170	890	7	1977	3	6400	N	N	2402 17TH ST SE
010	780621	0040	2/15/06	\$289,950	1170	930	7	1977	3	8280	N	N	2621 17TH ST SE
010	780621	0070	4/11/05	\$240,000	1170	950	7	1977	3	8554	N	N	2601 17TH ST SE
010	780621	0400	3/27/06	\$249,000	1170	800	7	1977	4	8925	N	N	2416 17TH ST SE
010	259900	1390	1/4/06	\$299,900	1180	1040	7	1962	4	8800	N	N	1810 DOGWOOD DR SE
010	774950	1060	1/16/04	\$185,000	1180	0	7	1975	3	10140	N	N	1601 FIR ST SE
010	780620	0150	10/21/05	\$288,950	1180	930	7	1975	3	17848	N	N	2301 SKYWAY LN
010	259900	0550	6/17/05	\$217,000	1190	0	7	1966	4	11000	N	N	1709 DOGWOOD DR SE
010	184320	0040	8/24/06	\$185,000	1200	0	7	1978	3	1934	N	N	2907 27TH PL SE
010	184320	0070	5/6/04	\$129,000	1200	0	7	1978	3	1898	N	N	2917 27TH ST SE
010	366800	0660	12/22/06	\$275,000	1200	0	7	1987	3	7480	N	N	6302 37TH ST SE
010	292105	9054	6/27/05	\$228,000	1200	0	7	1968	3	11325	N	N	2415 FOREST RIDGE DR SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	366800	1340	8/16/06	\$272,950	1200	0	7	1986	3	8239	N	N	5929 35TH WAY SE
010	366800	0290	5/2/06	\$265,000	1210	0	7	1986	3	8480	N	N	6014 35TH WAY SE
010	366800	0290	12/10/04	\$224,480	1210	0	7	1986	3	8480	N	N	6014 35TH WAY SE
010	366800	1240	4/14/05	\$234,900	1220	500	7	1981	3	7056	N	N	6105 35TH WAY SE
010	366800	1170	8/26/05	\$245,000	1220	590	7	1981	3	8200	N	N	6201 35TH WAY SE
010	259760	0030	8/29/05	\$137,500	1240	0	7	1968	3	1690	N	N	2811 FOREST RIDGE DR SE
010	259920	0440	7/12/05	\$260,000	1250	700	7	1963	4	13324	N	N	3240 SCENIC DR
010	366800	0710	6/6/06	\$310,000	1260	240	7	1986	3	7728	N	N	6313 37TH PL SE
010	259900	1720	10/22/05	\$226,300	1260	0	7	1962	4	16742	N	N	3065 17TH ST SE
010	366800	1140	9/13/06	\$299,950	1270	360	7	1981	3	6800	N	N	6225 35TH WAY SE
010	259920	0690	9/23/04	\$207,000	1290	0	7	1962	4	12348	N	N	1922 19TH PL SE
010	030400	0110	9/26/05	\$237,000	1300	0	7	1961	3	9856	N	N	2610 24TH ST SE
010	030400	0270	8/25/05	\$189,000	1300	0	7	1962	4	8800	N	N	2625 25TH ST SE
010	030400	0410	6/1/05	\$224,999	1300	0	7	1962	4	17800	N	N	2535 24TH ST SE
010	030400	0540	6/8/05	\$230,000	1300	0	7	1962	3	8470	N	N	2430 DOGWOOD ST SE
010	131350	0020	3/18/05	\$234,300	1300	0	7	1974	4	8500	N	N	5702 37TH ST SE
010	259900	0300	9/21/05	\$221,450	1300	0	7	1964	4	8625	N	N	2035 HEMLOCK ST SE
010	259920	0380	7/17/06	\$265,000	1300	0	7	1963	4	9690	N	N	1545 16TH ST SE
010	272105	9054	4/12/04	\$219,999	1300	1100	7	1981	3	14810	N	N	5703 AUBURN WAY S
010	131350	0090	1/13/04	\$170,000	1310	0	7	1974	3	6960	N	N	5705 37TH ST SE
010	272105	9172	3/27/06	\$270,000	1310	0	7	1978	4	11325	N	N	3518 ACADEMY DR SE
010	366800	0040	12/1/06	\$269,000	1320	0	7	1986	3	7680	N	N	3515 LILAC ST SE
010	259900	1070	3/28/06	\$241,000	1330	0	7	1962	4	8165	N	N	1945 FIR ST SE
010	184320	0020	7/27/05	\$179,600	1360	0	7	1978	3	1898	N	N	2903 27TH PL SE
010	184320	0130	8/2/04	\$135,000	1360	0	7	1978	3	1775	N	N	2610 FIR ST SE
010	184320	0220	4/16/04	\$139,900	1360	0	7	1978	3	1898	N	N	2709 FIR ST SE
010	390320	0040	4/5/06	\$254,394	1360	0	7	1968	4	12908	N	N	2430 HEMLOCK ST SE
010	259900	0250	4/27/05	\$205,000	1380	0	7	1961	4	8800	N	N	3120 19TH ST SE
010	259900	0760	6/23/05	\$205,000	1390	0	7	1961	3	8250	N	N	2005 ELM ST SE
010	259900	1110	12/22/04	\$153,500	1390	0	7	1961	3	8400	N	N	2035 FIR ST SE
010	184320	0200	8/19/05	\$179,000	1400	0	7	1978	3	1898	N	N	2705 FIR ST SE
010	184320	0310	3/22/04	\$193,000	1400	0	7	1978	3	1934	N	N	3006 28TH ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	259760	0230	11/28/06	\$240,000	1400	0	7	1968	3	1690	N	N	2861 FOREST RIDGE DR SE
010	259760	0240	4/26/04	\$143,500	1400	0	7	1968	3	1722	N	N	2863 FOREST RIDGE DR SE
010	272105	9113	3/29/04	\$188,000	1410	0	7	1959	4	10018	N	N	3617 ACADEMY DR SE
010	774950	0500	10/13/06	\$277,000	1410	0	7	1968	4	8800	N	N	1421 GINKGO ST SE
010	780620	0040	4/13/06	\$279,950	1410	0	7	1975	4	15000	N	N	2406 SKYWAY LN
010	780620	0040	10/7/05	\$259,000	1410	0	7	1975	4	15000	N	N	2406 SKYWAY LN
010	366800	0440	9/20/04	\$245,000	1420	980	7	1986	3	10050	N	N	3523 ORCHARD PL SE
010	774950	0870	8/25/04	\$196,000	1420	0	7	1968	3	9460	N	N	3022 16TH ST SE
010	366800	0670	11/9/04	\$242,000	1430	0	7	1988	3	7905	N	N	6310 37TH ST SE
010	352105	9068	6/30/05	\$320,000	1440	1300	7	1966	4	79714	Y	N	37326 AUBURN-ENUMCLAW RD SE
010	352105	9068	9/27/04	\$290,000	1440	1300	7	1966	4	79714	Y	N	37326 AUBURN-ENUMCLAW RD SE
010	259900	1450	2/23/06	\$243,000	1460	0	7	1962	3	7920	N	N	2940 17TH ST SE
010	259900	1450	1/18/05	\$176,000	1460	0	7	1962	3	7920	N	N	2940 17TH ST SE
010	774950	0880	11/18/05	\$253,000	1460	0	7	1968	4	9350	N	N	3014 16TH ST SE
010	774950	1000	11/24/04	\$196,500	1470	0	7	1975	4	8840	N	N	2902 15TH ST SE
010	366800	0220	12/21/04	\$210,000	1490	0	7	1986	3	6734	N	N	5901 37TH CT SE
010	142410	0160	11/12/04	\$229,500	1490	340	7	1977	3	7592	N	N	3201 20TH ST SE
010	262105	9051	7/14/05	\$282,000	1500	600	7	1959	3	29108	Y	N	16104 SE 368TH ST
010	262105	9051	2/2/04	\$265,000	1500	600	7	1959	3	29108	Y	N	16104 SE 368TH ST
010	212105	9054	3/25/05	\$145,000	1500	0	7	2001	3	3667	N	N	4005 AUBURN WAY S
010	259900	0560	3/17/05	\$211,500	1510	0	7	1966	4	8550	N	N	1707 DOGWOOD DR SE
010	272105	9155	6/21/04	\$265,000	1510	1320	7	1975	3	89298	N	N	5706 AUBURN WAY S
010	366800	0940	6/7/04	\$205,000	1520	0	7	1987	3	6825	N	N	3538 ORCHARD ST SE
010	259900	0940	4/9/04	\$190,500	1520	0	7	1961	3	8165	N	N	2010 ELM ST SE
010	366800	0620	3/4/05	\$247,150	1520	310	7	1987	3	8720	N	N	3609 ORCHARD ST SE
010	774950	0890	3/9/06	\$264,900	1520	0	7	1968	4	9900	N	N	3006 16TH ST SE
010	366800	0950	6/8/05	\$240,000	1530	0	7	1986	3	7725	N	N	3532 ORCHARD ST SE
010	366800	1040	3/24/05	\$250,000	1540	0	7	1984	3	8100	N	N	6302 35TH WAY SE
010	366800	0820	6/28/05	\$252,000	1550	0	7	1987	3	8374	N	N	6218 36TH ST SE
010	131350	0270	6/19/06	\$256,000	1550	0	7	1977	4	7220	N	N	3636 ACADEMY DR SE
010	259900	0170	10/20/06	\$280,000	1560	0	7	1961	4	8625	N	N	2120 GINKGO ST SE
010	259920	0990	4/6/05	\$247,950	1560	0	7	1965	4	8800	N	N	3360 19TH ST SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	366800	0550	9/22/06	\$294,000	1570	0	7	1988	3	8050	N	N	6112 36TH ST SE
010	259900	0130	11/17/05	\$294,000	1590	0	7	1961	4	11200	N	N	3050 22ND ST SE
010	774950	0780	6/17/06	\$286,000	1600	0	7	1968	4	8400	N	N	1426 GINKGO ST SE
010	366800	0250	1/22/04	\$195,000	1610	0	7	1986	3	8004	N	N	5920 35TH WAY SE
010	259900	1770	11/14/06	\$288,000	1610	0	7	1962	4	8475	N	N	3015 17TH ST SE
010	212105	9070	4/1/05	\$234,950	1620	0	7	1991	3	12196	N	N	3301 21ST ST SE
010	012005	9044	6/17/05	\$369,950	1630	0	7	1996	3	313196	N	N	38606 AUBURN-ENUMCLAW RD SE
010	259900	1090	4/18/05	\$225,000	1650	0	7	1962	3	8165	N	N	2015 FIR ST SE
010	774950	0690	7/25/05	\$271,000	1670	0	7	1968	4	9350	N	N	3015 16TH ST SE
010	774950	0690	3/22/04	\$219,000	1670	0	7	1968	4	9350	N	N	3015 16TH ST SE
010	780620	0090	2/16/05	\$227,000	1680	0	7	1975	4	14250	N	N	2614 SKYWAY LN
010	780621	0140	3/21/05	\$236,850	1700	0	7	1977	4	9020	N	N	2411 17TH ST SE
010	780620	0030	9/23/04	\$265,000	1730	720	7	1977	3	13800	N	N	2402 SKYWAY LN
010	030400	0470	4/25/06	\$264,000	1740	0	7	1961	4	10800	N	N	2725 24TH ST SE
010	366800	0920	8/25/04	\$203,800	1770	0	7	1987	3	7425	N	N	6217 36TH ST SE
010	259900	1220	2/12/04	\$194,000	1770	0	7	1962	3	8400	N	N	1940 FIR ST SE
010	780620	0060	1/26/04	\$185,500	1790	0	7	1975	4	15000	N	N	2502 SKYWAY LN
010	780620	0100	6/10/05	\$247,000	1790	0	7	1975	4	13500	N	N	2624 SKYWAY LN
010	774950	0570	4/15/04	\$219,000	1840	0	7	1969	4	8162	N	N	3002 14TH ST SE
010	774950	0670	12/9/04	\$223,950	1860	0	7	1968	3	9350	N	N	3033 16TH ST SE
010	774950	1210	8/2/05	\$274,950	1860	0	7	1974	4	9350	N	N	1402 DOGWOOD ST SE
010	281500	0050	6/8/04	\$220,000	1870	0	7	1985	3	11657	N	N	2212 HEMLOCK ST SE
010	362105	9071	6/23/06	\$443,000	1920	0	7	2000	3	422532	N	N	37918 176TH AVE SE
010	352105	9085	9/25/06	\$665,000	1940	0	7	1960	4	405979	Y	N	37521 156TH AVE SE
010	272105	9181	7/13/06	\$479,990	2280	0	7	1979	3	65340	N	N	36451 148TH AVE SE
010	272105	9181	6/28/04	\$318,000	2280	0	7	1979	3	65340	N	N	36451 148TH AVE SE
010	030400	0060	12/27/05	\$280,000	2490	0	7	1961	4	9213	N	N	2710 24TH ST SE
010	390320	0020	4/25/05	\$340,000	2630	0	7	1966	4	13042	N	N	2510 HEMLOCK ST SE
010	259750	0680	6/11/04	\$187,000	1170	0	8	1967	4	7600	N	N	2718 ALPINE DR SE
010	774950	0950	3/1/04	\$210,980	1190	580	8	1975	4	9200	N	N	2820 SKYWAY PL
010	259750	0620	8/17/05	\$267,500	1240	0	8	1966	4	8580	N	N	2640 26TH PL SE
010	259750	0870	7/1/05	\$243,800	1380	0	8	1968	4	7704	N	N	2520 26TH ST SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	259750	0540	1/6/05	\$245,950	1390	670	8	1965	4	7776	N	N	2624 26TH PL SE
010	259750	0920	11/17/05	\$278,780	1390	660	8	1967	4	8400	N	N	2705 ALPINE ST SE
010	259750	0380	8/2/04	\$225,000	1410	440	8	1968	4	8640	N	N	2830 ALPINE ST SE
010	259920	0290	5/16/04	\$204,950	1410	0	8	1964	4	9360	N	N	3270 SCENIC DR
010	774950	0240	12/22/04	\$243,000	1430	550	8	1975	3	9047	N	N	3034 SCENIC DR
010	774950	0960	8/13/05	\$305,000	1430	690	8	1975	4	12000	N	N	2822 SKYWAY PL
010	774950	1110	1/15/04	\$184,950	1440	0	8	1970	4	8800	N	N	1429 ELM ST SE
010	259750	0970	10/25/04	\$185,000	1450	0	8	1967	4	7875	N	N	2815 ALPINE ST SE
010	259920	0730	7/15/04	\$200,000	1450	0	8	1963	4	9975	N	N	3360 SCENIC DR
010	774950	0290	9/27/04	\$259,000	1450	750	8	1969	3	9680	N	N	3011 14TH ST SE
010	774950	1180	9/21/04	\$194,000	1500	0	8	1972	4	9350	N	N	1302 DOGWOOD ST SE
010	602930	0110	7/19/04	\$200,000	1510	0	8	1983	3	12391	N	N	3530 SCENIC DR
010	774950	0900	6/12/06	\$279,100	1530	0	8	1974	4	10900	N	N	1608 DOGWOOD ST SE
010	602930	0030	7/26/05	\$220,000	1540	0	8	1980	3	7759	N	N	3525 SCENIC DR
010	259920	0250	1/5/06	\$257,000	1560	0	8	1965	4	9600	N	N	1530 HEMLOCK DR
010	602930	0070	2/19/04	\$228,000	1560	360	8	1980	3	15400	N	N	3625 SCENIC DR
010	272105	9132	9/28/04	\$262,500	1570	840	8	1978	4	15681	N	N	5611 AUBURN WAY S
010	259920	0100	5/20/04	\$296,500	1570	780	8	1966	3	23780	Y	N	3365 SCENIC DR
010	030360	0060	12/13/05	\$288,400	1600	0	8	1990	3	10156	N	N	3312 21ST ST SE
010	366800	0590	4/27/06	\$299,950	1620	0	8	1987	3	6966	N	N	3603 ORCHARD ST SE
010	352105	9071	4/15/05	\$280,000	1620	0	8	1965	3	43560	Y	N	14831 SE 368TH PL
010	362105	9047	6/9/05	\$424,500	1640	0	8	1981	3	217800	Y	N	37811 168TH AVE SE
010	602930	0100	7/5/05	\$372,250	1660	0	8	1958	5	26500	N	N	3610 SCENIC DR
010	774950	0130	6/21/06	\$309,000	1670	0	8	1968	4	14994	N	N	3045 SCENIC DR
010	259750	0940	8/6/04	\$229,950	1680	0	8	1968	4	7875	N	N	2725 ALPINE ST SE
010	259920	1020	4/25/06	\$340,000	1750	0	8	1963	4	8480	N	N	3460 SCENIC DR
010	352105	9100	7/30/04	\$450,000	1760	920	8	1970	3	217800	Y	N	14803 SE 368TH PL
010	259750	0260	1/5/06	\$260,000	1770	0	8	1966	4	7776	N	N	2715 FOREST RIDGE DR SE
010	774950	1130	11/22/06	\$300,000	1770	0	8	1974	3	8800	N	N	1411 ELM ST SE
010	259750	0210	10/26/05	\$252,000	1790	0	8	1966	4	7776	N	N	2635 DOGWOOD ST SE
010	259750	0210	10/28/04	\$220,500	1790	0	8	1966	4	7776	N	N	2635 DOGWOOD ST SE
010	780930	0130	2/20/04	\$350,000	1820	400	8	1977	3	85813	Y	N	37311 174TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	366800	0730	10/6/05	\$325,000	1860	510	8	1986	3	8961	N	N	6309 37TH PL SE
010	774950	0140	9/21/05	\$287,450	1870	0	8	1975	4	8550	N	N	3049 SCENIC DR
010	774950	0140	5/24/05	\$227,500	1870	0	8	1975	4	8550	N	N	3049 SCENIC DR
010	366800	0690	6/15/04	\$215,950	1880	0	8	1988	3	7040	N	N	6317 37TH ST SE
010	259750	1140	8/29/05	\$349,000	1880	0	8	1970	4	20016	Y	Y	2650 FOREST RIDGE DR SE
010	665250	0010	8/20/04	\$354,244	1920	1620	8	1971	4	90169	Y	N	36908 156TH AVE SE
010	287340	0060	12/29/04	\$347,950	1990	0	8	1978	3	110642	Y	N	15028 SE 376TH ST
010	885816	0060	9/23/05	\$475,000	2000	1040	8	2004	3	10356	Y	N	2024 NOBLE CT SE
010	885816	0080	11/23/05	\$475,000	2000	1040	8	2004	3	15927	Y	N	2006 NOBLE CT SE
010	362105	9048	4/29/05	\$435,000	2030	0	8	1977	3	217800	Y	N	37901 168TH AVE SE
010	362105	9029	8/24/06	\$410,000	2120	0	8	1964	4	40600	Y	N	37630 165TH AVE SE
010	362105	9060	5/11/05	\$438,000	2130	380	8	1988	3	294030	Y	N	17134 SE 383RD ST
010	259920	0220	11/22/05	\$369,950	2360	0	8	1969	4	32340	Y	N	3215 SCENIC DR
010	774950	0280	8/31/06	\$283,700	2400	0	8	1969	4	8700	N	N	3019 14TH ST SE
010	366800	1060	2/2/05	\$246,000	2420	0	8	1987	3	7452	N	N	6314 35TH WAY SE
010	272105	9149	10/11/04	\$351,000	2550	900	8	1972	4	68389	N	N	5615 AUBURN WAY S
010	259750	0200	8/14/06	\$358,500	2570	0	8	1966	4	7776	N	N	2625 DOGWOOD ST SE
010	774950	0270	6/21/04	\$259,950	2600	0	8	1969	4	8008	N	N	3029 14TH ST SE
010	885816	0020	5/6/04	\$336,100	2680	0	8	2004	3	14536	Y	N	2116 NOBLE CT SE
010	774950	0590	3/29/06	\$323,850	2700	0	8	1969	4	10980	N	N	2926 14TH PL SE
010	259750	0170	10/20/05	\$298,900	2770	0	8	1965	4	8470	N	N	2725 26TH ST SE
010	259750	0410	5/3/06	\$299,950	2770	0	8	1967	4	8625	N	N	2752 ALPINE DR SE
010	259750	0580	12/17/04	\$265,950	2770	0	8	1966	4	8800	N	N	2632 26TH PL SE
010	259750	1020	9/13/05	\$326,000	2770	0	8	1967	4	7560	Y	N	2440 FOREST RIDGE DR SE
010	272105	9013	1/19/06	\$385,000	2830	0	8	1967	4	48787	N	N	3407 ACADEMY DR SE
010	780930	0060	5/17/05	\$450,000	2850	0	8	1984	3	43500	Y	N	17400 SE 373RD ST
010	259750	0550	11/16/06	\$354,000	2960	0	8	1965	4	7632	N	N	2626 26TH PL SE
010	774950	0490	10/2/05	\$308,000	2960	0	8	1968	4	8800	N	N	3031 15TH ST SE
010	352105	9033	4/25/05	\$470,000	2988	0	8	1990	3	54014	Y	N	37820 160TH PL SE
010	774950	0110	9/22/05	\$399,950	3200	0	8	1975	4	28160	Y	N	3035 SCENIC DR
010	259750	0080	4/11/05	\$303,000	3310	0	8	1968	4	9460	N	N	2505 26TH ST SE
010	774950	0620	5/11/05	\$291,000	3390	0	8	1969	4	10450	N	N	2920 14TH PL SE

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**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	259750	0280	1/10/06	\$350,000	3490	0	8	1966	4	10800	N	N	2645 FOREST RIDGE DR SE
010	259750	0010	2/28/05	\$280,000	3560	0	8	1965	4	11880	N	N	2530 DOGWOOD ST SE
010	259750	0660	3/20/06	\$349,950	3570	0	8	1968	4	8610	N	N	2722 ALPINE DR SE
010	342105	9022	7/19/06	\$595,000	3670	0	8	1992	3	433897	Y	N	36809 AUBURN-ENUMCLAW RD SE
010	774950	0540	3/3/05	\$330,000	3880	0	8	1968	4	10790	N	N	3020 14TH ST SE
010	362105	9037	8/17/04	\$411,200	1720	1500	9	1972	4	81021	Y	N	37711 165TH AVE SE
010	352105	9086	6/3/04	\$590,000	2980	0	9	1990	3	326316	Y	N	15719 SE 376TH ST
010	885816	0040	7/19/04	\$375,000	3000	0	9	2004	3	12186	Y	N	2102 NOBLE CT SE
010	885816	0050	7/5/05	\$410,000	3660	0	9	1999	3	11633	Y	N	2030 NOBLE CT SE
011	001600	0255	10/27/05	\$160,000	600	0	4	1920	3	4816	N	N	201 PIKE ST NE
011	869910	0505	5/8/06	\$180,200	640	0	4	1912	4	5002	N	N	606 4TH ST SE
011	733540	0265	2/1/05	\$145,000	760	0	4	1921	3	6696	N	N	217 M ST SE
011	733540	0025	6/23/06	\$245,450	1170	0	4	1920	3	6708	N	N	124 J ST SE
011	001600	0275	4/14/04	\$129,000	670	0	5	1914	4	4400	N	N	206 O ST NE
011	733540	0200	5/26/05	\$165,000	680	0	5	1921	5	6696	N	N	308 L PL SE
011	733540	0401	9/25/06	\$181,000	700	0	5	1944	4	6703	N	N	216 J ST SE
011	869860	0235	2/9/05	\$148,100	740	0	5	1911	4	5750	N	N	112 G ST SE
011	264800	0110	8/1/06	\$160,000	770	0	5	1948	3	6292	N	N	417 K ST NE
011	869910	0330	7/11/06	\$185,755	770	0	5	1942	3	3916	N	N	321 F ST SE
011	733540	0345	3/28/06	\$206,000	780	0	5	1948	3	6685	N	N	311 L PL SE
011	001600	0010	11/16/04	\$150,000	820	0	5	1922	4	4400	N	N	323 R ST NE
011	869910	0095	3/20/06	\$247,000	820	0	5	1923	5	5288	N	N	305 H ST SE
011	869910	0230	5/23/04	\$157,000	820	0	5	1917	3	5750	N	N	208 F ST SE
011	869910	0260	9/9/06	\$209,950	820	0	5	1942	3	5750	N	N	308 F ST SE
011	634700	0007	3/12/04	\$134,000	860	0	5	1938	4	5650	N	N	312 4TH ST SE
011	733540	0475	2/24/05	\$139,000	860	0	5	1923	4	6687	N	N	315 K ST SE
011	949920	0110	12/13/05	\$197,000	900	480	5	1924	3	5280	N	N	116 N ST NE
011	215400	0111	1/13/05	\$174,990	920	0	5	1934	4	11536	N	N	220 V ST SE
011	869910	0495	5/25/06	\$199,500	960	0	5	1918	3	5176	N	N	322 D ST SE
011	182105	9194	4/18/06	\$220,000	970	0	5	1949	4	9147	N	N	440 M ST NE
011	172105	9060	12/5/05	\$217,000	1000	0	5	1919	3	8520	N	N	1699 AUBURN-BLACK DIAMOND RD
011	869860	0145	7/8/05	\$189,950	1020	0	5	1922	3	5750	N	N	25 G ST SE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	333990	1275	5/19/05	\$185,000	1030	0	5	1923	4	10215	N	N	1031 12TH ST NE
011	001600	0090	12/3/04	\$199,950	1060	0	5	1922	4	6660	N	N	204 PIKE ST NE
011	733540	0385	4/21/06	\$149,500	1060	0	5	1920	3	6701	N	N	205 L ST SE
011	001600	0155	12/9/05	\$270,000	1070	300	5	1923	5	6930	N	N	318 PIKE ST NE
011	733540	0020	2/8/06	\$239,500	1090	0	5	1912	5	6710	N	N	116 J ST SE
011	949920	0080	11/15/06	\$199,950	1150	0	5	1930	4	5280	N	N	22 N ST NE
011	393990	0020	6/6/05	\$145,000	1210	0	5	1943	4	6615	N	N	520 M ST NE
011	869910	0551	10/12/05	\$189,950	1250	0	5	1913	2	4220	N	N	716 4TH ST SE
011	214980	0115	6/21/06	\$181,840	1360	0	5	1911	4	8100	N	N	11 R ST SE
011	949920	0070	10/28/05	\$216,000	1500	0	5	1921	4	10560	N	N	14 N ST NE
011	869860	0240	10/14/05	\$189,650	670	0	6	1937	4	5750	N	N	116 G ST SE
011	949920	0185	10/7/04	\$189,000	720	0	6	1915	3	7920	N	N	15 N ST NE
011	001600	0330	2/19/04	\$127,000	740	0	6	1947	3	6600	N	N	318 O ST NE
011	120200	0265	8/10/06	\$228,950	800	0	6	1938	3	4706	N	N	215 J ST SE
011	869860	0095	4/28/04	\$185,000	820	0	6	1921	3	5250	N	N	102 F ST SE
011	869910	0570	4/22/06	\$222,350	820	0	6	1914	4	4880	N	N	802 4TH ST SE
011	333990	0505	1/20/06	\$177,000	840	0	6	1951	4	14400	N	N	703 8TH ST NE
011	214980	0201	11/24/04	\$169,000	850	0	6	1952	3	5040	N	N	208 M ST SE
011	333990	0750	7/20/05	\$183,000	850	0	6	1921	4	6000	N	N	743 10TH ST NE
011	333990	1055	2/23/05	\$173,000	850	0	6	1952	3	7200	N	N	1101 12TH ST NE
011	733540	0502	5/10/06	\$217,000	850	0	6	1969	3	6699	N	N	207 K ST SE
011	869860	0295	3/8/04	\$167,000	860	0	6	1919	5	5750	N	N	19 H ST SE
011	391550	0105	12/10/04	\$170,900	860	0	6	1947	3	8905	N	N	407 M ST SE
011	756110	0030	8/26/05	\$206,200	870	0	6	1964	3	9383	N	N	15 U ST NE
011	182105	9148	3/29/05	\$155,000	880	0	6	1942	3	6744	N	N	122 L PL SE
011	733540	0010	9/4/06	\$242,000	880	0	6	1940	4	6715	N	N	108 J ST SE
011	733540	0120	10/17/05	\$189,950	890	0	6	1988	3	6710	N	N	112 K ST SE
011	374760	0060	5/26/05	\$163,000	900	0	6	1940	3	3483	N	N	817 2ND ST SE
011	733800	0220	3/5/04	\$165,000	900	0	6	1983	4	4860	N	N	1218 30TH ST NE
011	733800	0320	5/24/05	\$183,500	900	0	6	1985	3	3652	N	N	3012 M PL NE
011	733800	0370	4/10/06	\$206,500	900	0	6	1985	4	3796	N	N	3010 M PL NE
011	733800	0560	3/20/06	\$190,000	900	0	6	1985	3	3813	N	N	3109 M ST NE

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	733800	0620	4/5/04	\$142,000	900	0	6	1986	3	3680	N	N	1210 31ST ST NE
011	733800	0720	7/15/04	\$144,950	900	0	6	1985	3	3883	N	N	3021 M ST NE
011	733800	0880	3/29/05	\$144,100	900	0	6	1985	4	3919	N	N	3110 L ST NE
011	733800	0960	5/20/05	\$159,950	900	0	6	1985	4	3998	N	N	3015 L ST NE
011	733800	1020	4/1/05	\$164,950	900	0	6	1983	3	3978	N	N	3010 K ST NE
011	869910	0155	7/14/06	\$242,000	900	0	6	1949	4	5477	N	N	308 G ST SE
011	120200	0215	6/7/06	\$210,000	910	0	6	1941	3	4543	N	N	307 J ST SE
011	613160	0160	8/28/06	\$247,200	910	0	6	1954	4	8316	N	N	911 16TH ST NE
011	613160	0160	12/6/04	\$184,300	910	0	6	1954	4	8316	N	N	911 16TH ST NE
011	613160	0175	10/17/05	\$228,000	910	0	6	1954	4	8316	N	N	912 17TH ST NE
011	333990	0640	8/25/05	\$194,875	920	0	6	1913	4	7420	N	N	732 12TH ST NE
011	869910	0120	3/2/05	\$180,000	920	0	6	1913	4	5696	N	N	208 G ST SE
011	869910	0355	6/23/04	\$190,500	920	0	6	1912	5	6000	N	N	222 E ST SE
011	000100	0071	2/18/04	\$168,000	940	0	6	1965	3	7482	N	N	1511 N ST NE
011	120200	0160	7/1/05	\$212,700	940	0	6	1949	4	4800	N	N	316 I ST SE
011	548620	0040	3/15/06	\$204,950	940	0	6	1922	4	6717	N	N	103 M ST SE
011	606160	0015	4/20/04	\$165,000	960	0	6	1954	4	6552	N	N	1321 16TH ST NE
011	606160	0020	1/20/06	\$233,900	960	0	6	1955	5	6552	N	N	1331 16TH ST NE
011	733140	0645	11/15/05	\$238,500	960	0	6	1939	4	7500	N	N	303 D ST SE
011	182105	9177	5/21/04	\$175,600	960	0	6	1947	3	16988	N	N	1420 6TH ST NE
011	374600	0015	8/2/06	\$266,000	960	0	6	1955	4	8704	N	N	1311 17TH ST NE
011	374600	0030	4/20/06	\$239,300	960	0	6	1955	3	8908	N	N	1411 17TH ST NE
011	613160	0100	10/8/04	\$169,000	960	0	6	1954	4	8316	N	N	912 16TH ST NE
011	182105	9108	3/2/04	\$179,900	980	0	6	1927	4	6239	N	N	210 L PL SE
011	869910	0220	1/27/06	\$180,000	980	0	6	1922	3	6469	N	N	321 G ST SE
011	215400	0100	2/10/06	\$187,000	980	0	6	1983	3	10458	N	N	310 T ST SE
011	869860	0245	5/27/04	\$125,000	980	0	6	1913	4	5750	N	N	122 G ST SE
011	869860	0035	2/24/06	\$215,000	990	0	6	1909	4	5447	N	N	25 F ST SE
011	869860	0035	4/9/04	\$150,000	990	0	6	1909	4	5447	N	N	25 F ST SE
011	001600	0415	6/22/06	\$219,000	990	0	6	1954	4	4480	N	N	102 O ST NE
011	001600	0415	12/22/04	\$150,500	990	0	6	1954	4	4480	N	N	102 O ST NE
011	613160	0125	3/3/05	\$202,000	1020	0	6	1954	4	8316	N	N	1101 16TH ST NE

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**Area 28**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	001600	0005	5/17/04	\$175,000	1030	0	6	1960	4	4692	N	N	1510 4TH ST NE
011	733140	0597	5/22/06	\$228,900	1030	0	6	1934	3	6000	N	N	213 D ST SE
011	733540	0255	2/15/05	\$170,000	1040	0	6	1949	3	6696	N	N	229 M ST SE
011	869860	0385	2/9/05	\$239,950	1040	1010	6	1922	5	5500	N	N	112 H ST SE
011	869910	0145	10/25/04	\$240,000	1050	0	6	1920	4	5512	N	N	304 G ST SE
011	182105	9228	6/18/04	\$160,450	1060	0	6	1949	4	6534	N	N	1418 6TH ST NE
011	869910	0235	7/19/06	\$238,000	1060	0	6	1944	3	5750	N	N	212 F ST SE
011	120200	0070	3/23/05	\$181,900	1070	0	6	1941	3	5000	N	N	315 I ST SE
011	733800	0120	3/20/06	\$211,150	1070	0	6	1982	4	4200	N	N	1108 30TH ST NE
011	733800	0190	4/18/06	\$200,500	1070	0	6	1983	4	4200	N	N	1204 30TH ST NE
011	733800	0670	2/7/05	\$178,000	1070	0	6	1986	4	3680	N	N	3009 M DR NE
011	733800	0940	12/28/04	\$152,500	1070	0	6	1985	3	4275	N	N	1010 31ST ST NE
011	949920	0315	9/21/06	\$240,000	1100	0	6	1922	4	5250	N	N	1321 E MAIN ST
011	869860	0170	10/20/05	\$185,000	1110	0	6	1924	4	5750	N	N	121 G ST SE
011	182105	9134	12/21/05	\$219,900	1120	0	6	1921	4	7226	N	N	203 M ST SE
011	182105	9134	5/26/04	\$171,500	1120	0	6	1921	4	7226	N	N	203 M ST SE
011	733540	0040	6/10/04	\$180,000	1140	0	6	1911	4	6708	N	N	121 K ST SE
011	001600	0210	12/11/06	\$262,000	1150	0	6	1943	4	6600	N	N	223 PIKE ST NE
011	733800	0140	5/16/05	\$195,500	1150	0	6	1983	4	4200	N	N	1116 30TH ST NE
011	733800	0930	11/29/05	\$212,000	1150	0	6	1985	3	5117	N	N	1012 31ST ST NE
011	733800	0980	10/27/04	\$181,000	1150	0	6	1982	4	6204	N	N	1021 30TH ST NE
011	733800	1030	5/9/05	\$153,200	1150	0	6	1983	3	3956	N	N	3012 K ST NE
011	733800	0700	2/23/05	\$182,000	1150	0	6	1986	4	8419	N	N	3018 M ST NE
011	182105	9278	5/21/04	\$145,000	1150	0	6	1940	3	6969	N	N	213 O ST NE
011	949920	0240	7/25/06	\$310,000	1160	0	6	1929	4	5280	N	N	118 M ST NE
011	733540	0140	5/4/06	\$287,000	1160	0	6	1913	4	8920	N	N	121 L PL SE
011	391550	0010	7/12/06	\$240,000	1180	0	6	1924	4	9740	N	N	906 4TH ST SE
011	391550	0035	1/21/05	\$194,000	1200	0	6	1949	3	10682	N	N	936 4TH ST SE
011	613160	0050	8/29/05	\$229,500	1200	0	6	1953	4	8597	N	N	1212 16TH ST NE
011	613160	0220	5/17/04	\$181,500	1200	0	6	1953	3	8316	N	N	1202 17TH ST NE
011	733800	0020	8/31/05	\$209,950	1230	0	6	1982	4	5200	N	N	922 30TH ST NE
011	869910	0225	3/3/06	\$235,000	1230	0	6	1923	4	5750	N	N	202 F ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	885765	0270	10/11/06	\$269,950	1230	0	6	1993	3	7080	N	N	428 V PL SE
011	885765	0280	12/22/05	\$246,500	1230	0	6	1993	3	7105	N	N	426 V PL SE
011	885765	0390	6/15/06	\$275,000	1230	0	6	1993	3	6768	N	N	2002 4TH ST SE
011	214980	0095	5/2/06	\$257,500	1250	0	6	1946	4	10825	N	N	1426 E MAIN ST
011	869860	0300	5/12/06	\$219,950	1250	0	6	1910	3	5750	N	N	25 H ST SE
011	885765	0190	7/6/05	\$246,500	1250	0	6	1993	3	6800	N	N	408 U ST SE
011	613160	0265	7/7/06	\$246,000	1270	0	6	1954	3	8316	N	N	1001 17TH ST NE
011	733800	0100	8/10/05	\$225,000	1280	0	6	1982	4	4200	N	N	1020 30TH ST NE
011	733800	0130	2/16/06	\$221,500	1280	0	6	1982	4	4200	N	N	1110 30TH ST NE
011	733800	0260	4/11/06	\$200,000	1280	0	6	1983	4	3640	N	N	1209 30TH ST NE
011	733800	0380	3/23/06	\$221,950	1280	0	6	1985	3	3780	N	N	3030 M DR NE
011	733800	0430	4/8/04	\$180,000	1280	0	6	1985	4	6650	N	N	3110 M PL NE
011	733800	0690	4/14/04	\$171,000	1280	0	6	1986	4	3680	N	N	3003 M PL NE
011	733800	0830	11/18/05	\$208,500	1280	0	6	1985	3	4000	N	N	1108 31ST ST NE
011	733800	0850	5/3/05	\$202,450	1280	0	6	1985	4	4366	N	N	3102 L ST NE
011	733800	0950	5/20/04	\$169,000	1280	0	6	1985	4	4452	N	N	3017 L ST NE
011	733800	1070	7/25/05	\$214,000	1280	0	6	1983	3	4366	N	N	3102 K ST NE
011	733800	1140	5/24/06	\$225,000	1280	0	6	1983	3	4210	N	N	3101 K ST NE
011	733800	1140	4/9/04	\$158,950	1280	0	6	1983	3	4210	N	N	3101 K ST NE
011	869910	0040	10/16/06	\$225,500	1290	0	6	1913	4	4532	N	N	308 H ST SE
011	869910	0490	4/11/06	\$225,000	1290	0	6	1918	3	5474	N	N	318 D ST SE
011	869910	0490	4/23/04	\$175,000	1290	0	6	1918	3	5474	N	N	318 D ST SE
011	606160	0035	9/28/05	\$235,000	1300	0	6	1955	4	7630	N	N	1402 16TH ST NE
011	606160	0005	7/31/06	\$269,000	1300	0	6	1954	3	8108	N	N	1301 16TH ST NE
011	613160	0005	6/30/04	\$182,000	1300	0	6	1953	3	8573	N	N	1211 14TH ST NE
011	613160	0065	10/8/04	\$199,900	1300	0	6	1954	4	8316	N	N	1102 16TH ST NE
011	949920	0005	6/23/05	\$238,000	1320	1000	6	1923	4	10560	N	N	115 O ST NE
011	733540	0505	3/24/04	\$224,500	1330	400	6	1911	4	6701	N	N	201 K ST SE
011	613160	0090	11/1/05	\$234,500	1370	0	6	1954	3	8316	N	N	932 16TH ST NE
011	264800	0205	10/25/06	\$178,000	1370	0	6	1944	3	7370	N	N	301 M ST NE
011	374600	0060	7/27/05	\$185,000	1370	0	6	1955	3	6420	N	N	1610 M ST NE
011	869910	0480	12/17/04	\$185,975	1380	0	6	1988	3	5474	N	N	306 D ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	182105	9282	6/14/04	\$230,500	1390	0	6	1900	5	13068	N	N	906 8TH ST NE
011	374600	0045	4/27/05	\$231,500	1390	0	6	1955	4	8704	N	N	1322 17TH ST NE
011	391550	0011	11/17/06	\$238,000	1400	0	6	1950	3	9429	N	N	916 4TH ST SE
011	264850	0060	4/14/06	\$291,000	1410	0	6	1942	3	9000	N	N	1003 1ST ST NE
011	001600	0145	11/3/05	\$250,000	1460	0	6	1946	4	6600	N	N	316 PIKE ST NE
011	215400	0097	8/18/06	\$279,950	1460	0	6	1990	4	8344	N	N	312 T ST SE
011	264800	1001	10/27/06	\$271,000	1500	0	6	1923	4	4950	N	N	14 K ST NE
011	869910	0580	9/13/05	\$250,500	1520	450	6	1922	4	6088	N	N	806 4TH ST SE
011	215400	0065	6/14/04	\$275,000	1520	0	6	1960	4	35218	N	N	10221 SE 330TH ST
011	606160	0025	7/2/04	\$182,700	1540	0	6	1955	3	6552	N	N	1401 16TH ST NE
011	869910	0375	9/18/06	\$298,000	1580	0	6	1913	4	6000	N	N	312 E ST SE
011	869910	0110	12/13/06	\$250,000	1600	0	6	1964	3	6098	N	N	715 4TH ST SE
011	869910	0365	10/14/04	\$216,500	1660	0	6	1956	5	6000	N	N	302 E ST SE
011	949920	0210	9/7/05	\$172,000	1690	0	6	1912	4	6600	N	N	28 M ST NE
011	869910	0080	10/22/04	\$192,000	1820	0	6	1913	4	5450	N	N	223 H ST SE
011	214980	0281	3/14/06	\$275,000	1830	0	6	1981	3	7000	N	N	1326 3RD ST SE
011	214980	0287	9/22/06	\$305,000	1830	0	6	1981	3	7000	N	N	1342 3RD ST SE
011	374600	0040	12/13/04	\$222,000	1950	0	6	1955	4	8704	N	N	1402 17TH ST NE
011	859570	0010	6/29/06	\$351,200	2540	0	6	1989	3	9940	N	N	402 4TH ST SE
011	000100	0105	7/12/06	\$359,950	2890	0	6	1987	3	8465	N	N	1120 22ND ST NE
011	000100	0105	4/22/05	\$349,450	2890	0	6	1987	3	8465	N	N	1120 22ND ST NE
011	000100	0105	11/12/04	\$329,000	2890	0	6	1987	3	8465	N	N	1120 22ND ST NE
011	214980	0282	3/16/05	\$325,000	3080	0	6	1981	3	10600	N	N	1330 3RD ST SE
011	214980	0282	4/13/04	\$299,000	3080	0	6	1981	3	10600	N	N	1330 3RD ST SE
011	214980	0286	4/12/04	\$261,900	3080	0	6	1981	3	10600	N	N	1344 3RD ST SE
011	000100	0003	7/7/06	\$495,000	3810	0	6	1987	3	10502	N	N	1126 22ND ST NE
011	000100	0003	4/22/05	\$450,000	3810	0	6	1987	3	10502	N	N	1126 22ND ST NE
011	000100	0003	11/12/04	\$420,000	3810	0	6	1987	3	10502	N	N	1126 22ND ST NE
011	214980	0192	11/25/05	\$176,520	750	0	7	1952	4	15222	N	N	114 M ST SE
011	392040	0055	7/22/04	\$144,000	830	0	7	1942	3	4860	N	N	219 R ST SE
011	733540	0310	8/30/05	\$190,000	860	0	7	1951	4	6685	N	N	312 K ST SE
011	182105	9220	4/8/04	\$153,500	860	0	7	1952	3	8000	N	N	740 H ST NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	182105	9288	12/23/04	\$187,990	930	0	7	1940	4	14541	N	N	708 8TH ST NE
011	289110	0990	8/23/06	\$221,000	930	0	7	1969	3	9102	N	N	1705 19TH DR NE
011	733540	0165	12/29/04	\$226,000	950	0	7	1926	4	6716	N	N	101 L PL SE
011	289110	1030	11/30/05	\$221,400	960	0	7	1969	4	8300	N	N	1611 19TH DR NE
011	001600	0500	4/4/06	\$212,000	970	0	7	1951	3	4520	N	N	14 PIKE ST NE
011	001600	0500	4/27/05	\$200,000	970	0	7	1951	3	4520	N	N	14 PIKE ST NE
011	214980	0202	10/25/04	\$205,000	990	0	7	1947	3	6150	N	N	202 M ST SE
011	264800	0610	9/5/06	\$295,000	990	0	7	1957	4	12075	N	N	105 M ST NE
011	182105	9227	8/11/05	\$226,000	1000	620	7	1953	4	10018	N	N	1213 6TH ST NE
011	289110	0170	11/15/05	\$221,800	1000	0	7	1969	3	6630	N	N	1602 19TH DR NE
011	333990	1173	10/20/04	\$189,500	1010	0	7	1959	3	7000	N	N	1316 K ST NE
011	869910	0470	7/28/06	\$205,000	1020	0	7	1950	3	5474	N	N	224 D ST SE
011	393990	0010	8/31/05	\$196,500	1020	0	7	1950	4	8370	N	N	515 N ST NE
011	289100	0530	7/6/06	\$259,950	1030	0	7	1967	4	6000	N	N	2012 PIKE ST NE
011	289100	0630	5/4/06	\$253,800	1040	0	7	1967	3	6000	N	N	1622 21ST ST NE
011	289110	0180	5/21/04	\$212,000	1040	650	7	1976	4	6000	N	N	1606 19TH DR NE
011	289110	0330	1/25/06	\$233,000	1040	0	7	1969	4	7387	N	N	1813 RIVERVIEW DR NE
011	733190	0220	4/28/04	\$173,454	1040	0	7	1960	5	7985	N	N	1705 6TH ST NE
011	333990	1057	4/24/04	\$204,950	1040	760	7	1951	3	8389	N	N	1216 K ST NE
011	733190	0310	2/4/05	\$209,950	1040	0	7	1960	4	8800	N	N	1608 6TH ST NE
011	120200	0105	6/3/04	\$221,000	1060	0	7	1924	5	4800	N	N	210 I ST SE
011	733540	0305	3/29/06	\$205,000	1060	0	7	1965	4	6687	N	N	306 K ST SE
011	289100	0680	8/22/05	\$211,950	1070	0	7	1968	3	6138	N	N	1718 21ST ST NE
011	289110	0260	9/22/06	\$285,000	1070	500	7	1975	3	6000	N	N	1802 19TH DR NE
011	289110	0600	8/17/05	\$261,000	1070	360	7	1975	3	6000	N	N	1912 20TH ST NE
011	098200	0015	9/13/05	\$227,500	1070	0	7	1949	4	8664	N	N	221 K ST NE
011	289100	0500	12/27/04	\$200,000	1080	0	7	1967	4	6000	N	N	1505 21ST ST NE
011	289100	0590	4/7/06	\$235,000	1080	0	7	1967	3	6000	N	N	1606 21ST ST NE
011	098200	0050	8/25/04	\$217,000	1080	0	7	1948	4	9000	N	N	117 K ST NE
011	289110	0160	8/19/05	\$245,000	1090	500	7	1976	3	6630	N	N	1520 PIKE PL NE
011	289110	0200	1/8/04	\$194,500	1090	530	7	1975	3	6000	N	N	1614 19TH DR NE
011	289110	0240	7/8/04	\$221,500	1090	370	7	1976	3	6000	N	N	1714 19TH DR NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	289110	0680	5/1/06	\$279,950	1090	530	7	1976	3	6161	N	N	1721 20TH ST NE
011	289110	1190	3/7/05	\$190,500	1090	480	7	1975	3	6014	N	N	1806 PIKE ST NE
011	289110	0570	8/17/04	\$212,500	1090	460	7	1975	4	12600	N	N	1902 20TH ST NE
011	733190	0280	2/17/05	\$206,250	1090	0	7	1960	3	8461	N	N	1602 6TH ST NE
011	734940	0220	10/20/05	\$249,200	1100	530	7	1977	4	7400	N	N	1509 RIVERVIEW DR NE
011	321720	0040	8/3/05	\$216,950	1100	0	7	1955	3	9800	N	N	1201 11TH ST NE
011	734940	0290	12/22/05	\$271,338	1100	530	7	1977	3	10850	N	N	1437 14TH ST NE
011	734940	0290	12/9/05	\$263,000	1100	530	7	1977	3	10850	N	N	1437 14TH ST NE
011	001600	0325	2/4/04	\$153,500	1120	0	7	1910	4	5830	N	N	314 O ST NE
011	289110	0320	5/17/06	\$277,580	1120	510	7	1976	4	7840	N	N	2002 19TH DR NE
011	606160	0085	12/20/05	\$265,000	1140	530	7	1979	4	6018	N	N	1305 14TH ST NE
011	214980	0148	9/21/05	\$271,500	1150	700	7	1952	3	8250	N	N	201 PIKE ST SE
011	172105	9275	3/16/05	\$220,000	1160	0	7	1991	3	6627	N	N	217 S ST SE
011	289110	0920	8/4/04	\$227,500	1160	570	7	1975	3	4700	N	N	1915 U ST NE
011	374600	0010	10/10/06	\$256,500	1160	0	7	1960	4	6400	N	N	1301 17TH ST NE
011	734940	0040	3/16/06	\$280,000	1170	380	7	1977	4	7300	N	N	1719 RIVERVIEW DR NE
011	734940	0040	11/4/04	\$223,000	1170	380	7	1977	4	7300	N	N	1719 RIVERVIEW DR NE
011	264800	0265	8/23/06	\$264,900	1180	0	7	1944	3	5500	N	N	1117 3RD ST NE
011	264800	0265	3/22/04	\$173,000	1180	0	7	1944	3	5500	N	N	1117 3RD ST NE
011	001600	0460	1/26/06	\$259,000	1190	0	7	1922	4	5600	N	N	109 R ST NE
011	001600	0460	11/23/04	\$207,900	1190	0	7	1922	4	5600	N	N	109 R ST NE
011	289110	0890	8/17/06	\$286,500	1190	420	7	1976	3	7686	N	N	1718 20TH ST NE
011	733190	0390	10/28/05	\$231,500	1190	0	7	1959	4	8800	N	N	1607 5TH ST NE
011	733190	0480	4/26/06	\$215,000	1190	0	7	1959	3	8761	N	N	1706 5TH ST NE
011	188750	0065	9/13/06	\$243,550	1200	0	7	1962	3	6648	N	N	21 PIKE ST SE
011	289100	0050	9/21/04	\$219,000	1200	0	7	1967	3	6000	N	N	2029 PIKE ST NE
011	289100	0150	10/6/04	\$232,950	1200	0	7	1967	3	6000	N	N	1614 22ND ST NE
011	289100	0690	11/8/06	\$259,700	1200	0	7	1968	3	6076	N	N	1802 21ST ST NE
011	289100	0700	9/14/05	\$235,550	1200	0	7	1968	3	5820	N	N	1806 21ST ST NE
011	289110	0040	11/7/06	\$272,500	1200	0	7	1968	3	6000	N	N	1917 PIKE ST NE
011	333990	0691	1/13/06	\$236,500	1200	0	7	1953	3	7500	N	N	1101 I ST NE
011	548620	0011	8/17/06	\$267,950	1200	0	7	1992	3	6275	N	N	26 L ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	609010	0245	10/16/06	\$270,000	1200	340	7	1954	3	11340	N	N	506 N ST NE
011	214980	0117	10/11/05	\$231,100	1210	0	7	1989	3	7200	N	N	15 R ST SE
011	214980	0117	9/23/04	\$202,400	1210	0	7	1989	3	7200	N	N	15 R ST SE
011	609010	0135	11/8/04	\$190,000	1210	0	7	1951	3	6600	N	N	406 O ST NE
011	519860	0025	4/23/04	\$178,571	1210	0	7	1959	3	8560	N	N	1311 6TH PL NE
011	214980	0220	6/3/04	\$151,500	1230	0	7	1978	3	9558	N	N	414 M ST SE
011	172105	9274	4/29/04	\$200,990	1230	0	7	1991	3	6001	N	N	213 S ST SE
011	182105	9206	9/19/05	\$235,000	1230	0	7	1953	4	7474	N	N	803 5TH ST NE
011	188750	0045	7/25/05	\$198,950	1230	0	7	1948	3	5921	N	N	1436 E MAIN ST
011	289100	0160	8/16/05	\$239,850	1230	0	7	1967	4	6000	N	N	1620 22ND ST NE
011	289100	0350	10/4/05	\$229,990	1230	0	7	1968	3	6018	N	N	1809 21ST ST NE
011	289100	0450	8/12/04	\$190,000	1230	0	7	1967	3	6000	N	N	1609 21ST ST NE
011	289110	0020	1/6/05	\$205,000	1230	0	7	1968	3	7000	N	N	1416 20TH ST NE
011	439920	0155	7/20/05	\$250,000	1230	0	7	1957	4	9750	N	N	1403 10TH ST NE
011	289100	0170	12/13/06	\$240,500	1240	0	7	1967	4	6000	N	N	1628 22ND ST NE
011	609010	0120	3/26/04	\$204,000	1240	1010	7	1948	4	6600	N	N	405 PIKE ST NE
011	609010	0150	7/7/06	\$274,000	1240	200	7	1948	4	6600	N	N	418 O ST NE
011	609010	0150	4/30/04	\$194,950	1240	200	7	1948	4	6600	N	N	418 O ST NE
011	675010	0035	4/14/05	\$232,500	1250	0	7	1957	4	8140	N	N	220 O ST SE
011	289100	0030	9/2/05	\$252,500	1280	0	7	1968	4	6000	N	N	2107 PIKE ST NE
011	289110	0140	9/23/04	\$201,000	1280	0	7	1973	3	6000	N	N	1512 PIKE PL NE
011	289110	0540	11/16/04	\$204,000	1290	0	7	1973	3	6615	N	N	1909 19TH DR NE
011	609010	0220	6/30/05	\$265,000	1290	950	7	1955	4	10240	N	N	408 N ST NE
011	322480	0096	6/21/06	\$275,000	1300	0	7	1968	3	6952	N	N	222 T ST NE
011	356630	0030	6/19/06	\$395,000	1300	1200	7	1977	3	9600	N	N	1423 14TH ST NE
011	439920	0195	3/4/05	\$225,000	1300	0	7	1956	4	10125	N	N	1308 10TH ST NE
011	172105	9272	8/3/04	\$195,000	1310	0	7	1991	3	6430	N	N	212 S ST SE
011	609010	0086	7/12/04	\$199,500	1310	0	7	1952	4	7700	N	N	515 PIKE ST NE
011	029318	0080	9/23/04	\$226,000	1310	0	7	2000	3	7809	N	N	2024 3RD CT SE
011	333990	0794	9/28/06	\$272,950	1320	0	7	1957	3	7500	N	N	1036 I ST NE
011	322480	0115	8/18/05	\$210,000	1320	0	7	1959	3	8400	N	N	116 T ST NE
011	734940	0100	5/24/04	\$228,950	1330	600	7	1977	4	7500	N	N	1623 RIVERVIEW DR NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	182105	9296	12/14/06	\$279,000	1330	0	7	1934	4	11793	N	N	603 H ST NE
011	322480	0290	9/15/04	\$217,000	1330	0	7	1963	4	8695	N	N	1614 1ST ST NE
011	333990	1138	7/13/06	\$264,500	1330	0	7	1973	3	8300	N	N	1202 14TH ST NE
011	333990	1138	3/15/05	\$195,000	1330	0	7	1973	3	8300	N	N	1202 14TH ST NE
011	322480	0060	1/20/05	\$152,000	1330	0	7	1959	3	8192	N	N	1611 3RD ST NE
011	322490	0120	10/3/05	\$252,000	1340	0	7	1973	4	7469	N	N	14 R PL NE
011	949920	0151	12/23/05	\$190,000	1340	0	7	1977	3	5280	N	N	107 N ST NE
011	001600	0580	4/12/05	\$222,000	1350	400	7	1946	4	4400	N	N	1431 E MAIN ST
011	001600	0580	12/3/04	\$210,000	1350	400	7	1946	4	4400	N	N	1431 E MAIN ST
011	289110	0710	3/17/06	\$250,000	1350	0	7	1976	3	6000	N	N	1709 20TH ST NE
011	322490	0180	8/9/06	\$299,950	1360	0	7	1977	3	7469	N	N	1609 E MAIN ST
011	439921	0090	4/4/05	\$255,000	1360	300	7	1976	3	15200	N	N	917 PIKE ST NE
011	685870	0135	10/26/05	\$278,000	1370	0	7	1932	4	7540	N	N	25 J ST NE
011	289110	0640	6/28/06	\$250,000	1370	0	7	1980	3	6120	N	N	1901 20TH ST NE
011	098200	0040	6/13/06	\$250,000	1370	0	7	1946	4	10640	N	N	302 J ST NE
011	322480	0030	8/11/06	\$266,000	1370	0	7	1963	3	8738	N	N	1712 4TH ST NE
011	439920	0210	5/23/05	\$230,000	1380	0	7	1957	3	10875	N	N	1412 10TH ST NE
011	869810	0065	9/27/04	\$218,000	1390	800	7	2001	3	6000	N	N	126 D ST SE
011	100800	0050	10/5/04	\$194,000	1390	0	7	1959	4	7300	N	N	1708 1ST ST SE
011	289110	0500	8/11/05	\$265,000	1390	0	7	1969	3	6000	N	N	1905 RIVERVIEW DR NE
011	289110	0500	6/22/04	\$179,950	1390	0	7	1969	3	6000	N	N	1905 RIVERVIEW DR NE
011	333990	1041	12/23/04	\$222,470	1390	0	7	1955	3	7000	N	N	1116 K ST NE
011	351000	0120	3/21/06	\$265,000	1390	0	7	1968	4	12172	N	N	29 U PL NE
011	182105	9219	8/5/05	\$166,500	1400	0	7	1955	3	6534	N	N	308 M ST NE
011	098200	0060	5/25/04	\$243,000	1400	770	7	1950	3	10500	N	N	105 K ST NE
011	182105	9242	3/8/04	\$192,000	1410	0	7	1954	4	8712	N	N	1424 6TH ST NE
011	289110	1070	4/7/05	\$200,000	1417	0	7	1968	3	6000	N	N	1906 R ST NE
011	264800	0071	10/10/06	\$263,720	1420	0	7	2001	3	10300	N	N	1106 5TH ST NE
011	264800	0071	3/11/05	\$250,000	1420	0	7	2001	3	10300	N	N	1106 5TH ST NE
011	392040	0005	2/10/06	\$244,000	1420	0	7	1946	3	5310	N	N	21 R ST SE
011	029318	0060	2/2/06	\$286,500	1420	0	7	2000	3	6751	N	N	2016 3RD CT SE
011	182105	9181	7/5/05	\$236,840	1420	0	7	1950	3	9147	N	N	324 N ST NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	351000	0130	5/12/05	\$235,000	1430	0	7	1967	4	8929	N	N	27 U PL NE
011	100800	0035	9/14/05	\$244,950	1440	0	7	1952	3	6300	N	N	1606 1ST ST SE
011	289100	0220	7/14/05	\$230,000	1440	0	7	1968	3	5880	N	N	1728 22ND ST NE
011	289100	0390	3/2/06	\$260,000	1440	0	7	1968	4	6100	N	N	1709 21ST ST NE
011	289110	0050	7/27/04	\$204,000	1440	0	7	1968	4	6000	N	N	1913 PIKE ST NE
011	289110	1140	6/1/04	\$210,000	1440	0	7	1968	4	6000	N	N	1913 R ST NE
011	733540	0400	9/26/06	\$266,900	1440	0	7	1966	4	6702	N	N	216 J ST SE
011	733540	0400	4/26/05	\$247,500	1440	0	7	1966	4	6702	N	N	216 J ST SE
011	289110	0870	2/24/05	\$202,250	1440	0	7	1969	3	9238	N	N	1710 20TH ST NE
011	289100	0180	2/27/06	\$255,950	1450	0	7	1968	3	6000	N	N	1702 22ND ST NE
011	289100	0360	6/24/04	\$185,000	1450	0	7	1968	3	6222	N	N	1805 21ST ST NE
011	182105	9075	12/12/05	\$287,000	1450	600	7	1952	4	10890	N	N	317 O ST NE
011	182105	9075	12/7/04	\$228,000	1450	600	7	1952	4	10890	N	N	317 O ST NE
011	606160	0055	6/26/06	\$280,000	1460	0	7	1984	3	7632	N	N	1428 N ST NE
011	289100	0320	12/11/06	\$285,000	1470	0	7	1968	4	6528	N	N	1905 21ST ST NE
011	606160	0065	3/22/04	\$209,550	1470	0	7	1984	3	7632	N	N	1410 N ST NE
011	733190	0490	3/23/06	\$324,000	1470	0	7	1959	4	10267	N	N	1708 5TH ST NE
011	264800	0070	10/6/04	\$189,000	1480	0	7	1950	3	10300	N	N	1108 5TH ST NE
011	289100	0040	11/21/05	\$249,950	1490	0	7	1968	4	6000	N	N	2103 PIKE ST NE
011	869910	0400	3/2/05	\$255,000	1500	0	7	1913	4	5994	N	N	211 E ST SE
011	333990	0950	9/22/06	\$297,000	1500	0	7	1961	4	7800	N	N	1203 10TH ST NE
011	182105	9162	12/9/04	\$200,000	1500	0	7	1940	4	23659	N	N	904 5TH ST NE
011	001600	0421	6/15/05	\$269,755	1502	0	7	2005	3	4508	N	N	116 O ST NE
011	734940	0050	7/1/04	\$211,621	1510	0	7	1977	3	7300	N	N	1715 RIVERVIEW DR NE
011	734940	0270	3/13/06	\$269,900	1510	0	7	1977	4	9350	N	N	1403 RIVERVIEW DR NE
011	734940	0590	3/16/05	\$315,000	1510	950	7	1978	3	14365	N	Y	1620 RIVERVIEW DR NE
011	869860	0120	6/2/04	\$216,000	1520	0	7	1912	4	5250	N	N	130 F ST SE
011	333990	0105	3/21/06	\$252,950	1530	0	7	1952	4	11100	N	N	1208 10TH ST NE
011	613800	0080	3/9/05	\$250,000	1536	460	7	1954	4	10600	N	N	811 10TH ST NE
011	182105	9109	10/25/04	\$189,000	1540	0	7	1963	4	10018	N	N	220 M ST NE
011	869910	0130	12/26/06	\$280,000	1550	0	7	1940	4	5623	N	N	218 G ST SE
011	869910	0130	3/14/05	\$240,950	1550	0	7	1940	4	5623	N	N	218 G ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	182105	9225	5/23/05	\$223,000	1550	0	7	1952	4	13939	N	N	903 5TH ST NE
011	289100	0260	8/10/05	\$244,000	1560	0	7	1968	3	6048	N	N	1820 22ND ST NE
011	374760	0085	6/14/06	\$385,000	1560	0	7	1924	4	8837	N	N	14 I ST SE
011	439920	0100	5/20/05	\$290,000	1560	0	7	1963	4	9706	N	N	1226 M ST NE
011	613800	0045	9/1/04	\$212,500	1560	0	7	1953	4	8100	N	N	810 11TH ST NE
011	675010	0005	6/20/05	\$220,000	1590	0	7	1958	4	8250	N	N	201 O ST SE
011	609010	0085	7/14/06	\$338,000	1600	0	7	1956	3	7480	N	N	525 PIKE ST NE
011	215400	0018	4/25/06	\$265,200	1600	0	7	1968	3	8374	N	N	118 T ST SE
011	289110	0460	8/29/06	\$320,000	1620	0	7	1969	4	6600	N	N	2005 RIVERVIEW DR NE
011	322490	0040	6/29/04	\$190,000	1620	0	7	1968	4	8240	N	N	28 R PL NE
011	001600	0076	12/12/05	\$245,000	1650	0	7	1945	4	5936	N	N	201 R ST NE
011	289110	1040	5/20/05	\$225,000	1650	0	7	1968	3	12330	N	N	1609 19TH DR NE
011	439920	0190	3/17/05	\$228,000	1660	0	7	1955	3	10125	N	N	1304 10TH ST NE
011	374760	0090	6/12/06	\$285,000	1670	0	7	1939	4	5185	N	N	20 I ST SE
011	609010	0170	4/19/04	\$186,000	1670	0	7	1952	3	10230	N	N	514 O ST NE
011	734940	0650	6/22/05	\$291,000	1670	0	7	1978	4	11088	N	Y	1710 RIVERVIEW DR NE
011	333990	0951	2/25/04	\$204,450	1680	0	7	1961	3	7150	N	N	1204 11TH ST NE
011	439921	0070	9/20/05	\$299,900	1680	0	7	1976	3	19500	N	N	1005 PIKE ST NE
011	182105	9193	11/15/06	\$182,500	1680	0	7	1945	4	10890	N	N	725 R ST NE
011	266280	0090	3/29/06	\$324,950	1700	0	7	1989	3	10027	N	N	659 I PL NE
011	266280	0090	4/27/05	\$285,000	1700	0	7	1989	3	10027	N	N	659 I PL NE
011	733540	0391	5/6/05	\$273,000	1710	0	7	1959	4	7000	N	N	202 J ST SE
011	321720	0035	12/7/05	\$220,000	1710	0	7	1955	3	9800	N	N	1203 11TH ST NE
011	733190	0440	12/5/06	\$299,000	1710	0	7	1959	4	8770	N	N	1606 5TH ST NE
011	606160	0110	4/20/05	\$223,950	1720	0	7	1954	4	8717	N	N	1302 16TH ST NE
011	172105	9077	2/9/05	\$320,000	1730	0	7	1954	5	23380	N	Y	32404 103RD AVE SE
011	869920	0010	7/13/04	\$203,300	1740	0	7	1981	3	8196	N	N	729 F PL NE
011	439921	0110	3/11/05	\$265,000	1750	0	7	1976	4	11220	N	N	1002 PIKE ST NE
011	869910	0345	9/7/04	\$206,000	1750	0	7	1924	4	6000	N	N	214 E ST SE
011	609010	0080	5/2/05	\$233,000	1750	0	7	1950	4	10450	N	N	1504 6TH ST NE
011	289175	0170	5/11/05	\$214,500	1790	0	7	1973	3	9600	N	N	2212 L ST NE
011	322480	0170	11/29/06	\$280,200	1790	0	7	1962	4	8175	N	N	216 R ST NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	333990	0161	8/16/04	\$188,500	1790	0	7	1959	3	10320	N	N	931 8TH ST NE
011	001600	0475	6/5/06	\$260,000	1800	0	7	1967	3	4480	N	N	29 R ST NE
011	869860	0150	2/4/05	\$206,000	1810	0	7	1910	5	5750	N	N	101 G ST SE
011	734940	0380	4/12/04	\$231,000	1840	0	7	1977	3	10800	N	Y	1306 PIKE ST NE
011	734940	0490	2/25/05	\$278,950	1840	0	7	1977	3	8260	N	Y	1520 RIVERVIEW DR NE
011	172105	9058	5/26/05	\$190,000	1840	0	7	1978	3	7250	N	N	310 S ST SE
011	172105	9075	2/7/06	\$320,000	1850	0	7	1977	4	12256	N	N	1711 4TH ST NE
011	289100	0080	3/22/06	\$280,000	1860	0	7	1967	3	6000	N	N	2011 PIKE ST NE
011	321720	0020	6/12/06	\$285,000	1860	0	7	1953	4	11550	N	N	1212 12TH ST NE
011	322480	0250	6/8/05	\$297,000	1870	0	7	1997	3	8310	N	N	1611 1ST ST NE
011	172105	9057	9/14/05	\$250,000	1870	0	7	1933	3	9147	N	N	300 R ST SE
011	815410	0060	12/27/05	\$268,000	1870	0	7	1950	4	8100	N	N	122 K ST NE
011	548620	0035	5/20/04	\$235,000	1900	400	7	1947	4	8575	N	N	23 M ST SE
011	289110	0830	3/16/05	\$225,000	1900	0	7	1968	5	6000	N	N	1614 20TH ST NE
011	289110	1160	11/28/05	\$255,000	1910	0	7	1968	3	7020	N	N	1905 R ST NE
011	182105	9118	1/4/05	\$250,000	1930	0	7	1924	3	10986	N	N	300 M ST NE
011	734940	0350	8/23/05	\$332,500	1940	0	7	1977	4	10541	N	Y	1226 PIKE ST NE
011	322480	0020	10/18/05	\$274,500	1960	0	7	1959	4	8738	N	N	1614 4TH ST NE
011	439920	0180	5/10/04	\$198,300	1960	0	7	1955	4	9750	N	N	1308 11TH ST NE
011	289170	0010	4/21/05	\$229,300	2040	0	7	1971	3	8004	N	N	1308 24TH ST NE
011	215400	0047	3/30/05	\$279,000	2070	0	7	1950	4	41427	N	N	10418 SE 330TH ST
011	001600	0470	6/19/05	\$250,000	2130	0	7	1977	3	5600	N	N	101 R ST NE
011	289170	0070	8/25/06	\$339,000	2180	0	7	1968	4	6500	N	N	2213 M ST NE
011	439921	0100	6/3/05	\$275,000	2210	0	7	1976	3	11016	N	N	918 PIKE ST NE
011	172105	9190	7/27/06	\$315,000	2220	0	7	1967	3	10018	N	N	117 T ST SE
011	182105	9058	9/27/05	\$295,000	2280	0	7	1949	3	19602	N	N	1511 6TH ST NE
011	734940	0170	7/7/06	\$325,000	2300	0	7	1977	4	7500	N	N	1529 RIVERVIEW DR NE
011	869910	0320	1/29/04	\$212,500	2320	0	7	1915	5	7590	N	N	311 F ST SE
011	214980	0191	10/10/05	\$280,000	2360	730	7	1910	4	12100	N	N	122 M ST SE
011	613160	0155	6/20/05	\$289,500	2450	0	7	1981	4	8316	N	N	921 16TH ST NE
011	869860	0061	7/1/05	\$272,500	2470	0	7	1923	4	5723	N	N	125 F ST SE
011	733540	0195	3/7/05	\$300,000	2500	0	7	2004	3	6696	N	N	304 L ST SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	182105	9307	11/16/05	\$298,500	2590	0	7	1979	3	7840	N	N	317 N ST NE
011	098200	0120	8/1/04	\$284,990	2890	0	7	1985	3	7425	N	N	229 L ST NE
011	172105	9146	7/12/05	\$345,000	2972	0	7	1996	3	9147	N	N	228 S ST SE
011	439922	0110	5/25/05	\$410,950	3100	0	7	1993	3	10231	N	N	1510 12TH PL NE
011	172105	9148	7/24/06	\$369,000	3160	0	7	1976	3	8712	N	N	310 R ST SE
011	333990	0960	4/28/06	\$335,000	1160	480	8	1954	3	13810	N	N	1207 10TH ST NE
011	322480	0040	5/21/05	\$220,000	1280	0	8	1962	3	9830	N	N	1800 4TH ST NE
011	869910	0350	8/23/05	\$282,100	1570	0	8	1924	4	6000	N	N	218 E ST SE
011	215400	0027	7/14/06	\$319,950	1660	0	8	1980	3	14155	N	N	1819 2ND ST SE
011	000100	0009	5/23/06	\$285,000	1720	0	8	1969	4	10506	N	N	1402 I ST NE
011	000100	0009	10/3/05	\$212,500	1720	0	8	1969	4	10506	N	N	1402 I ST NE
011	000100	0009	7/8/04	\$197,500	1720	0	8	1969	4	10506	N	N	1402 I ST NE
011	439920	0145	9/7/04	\$245,000	1810	0	8	1958	4	19500	N	N	1303 10TH ST NE
011	000100	0061	8/23/04	\$212,500	1870	0	8	1958	3	9583	N	N	1217 21ST ST NE
011	815410	0005	3/9/04	\$257,500	1940	0	8	1987	3	12455	N	N	201 K ST NE
011	214980	0080	9/28/06	\$355,000	2130	1000	8	1955	4	18070	N	N	1400 E MAIN ST
011	734940	0110	9/23/05	\$310,000	2200	0	8	1977	4	7000	N	N	1619 RIVERVIEW DR NE
011	172105	9208	9/27/06	\$369,950	2220	0	8	1948	3	23181	N	N	1611 4TH ST NE
011	439920	0005	5/14/04	\$240,000	2280	0	8	1967	3	9100	N	N	1302 M ST NE
011	609010	0180	8/22/06	\$350,000	2320	0	8	1981	4	8320	N	N	505 O ST NE
011	869910	0321	7/14/06	\$360,000	2414	0	8	2006	3	7693	N	N	315 F ST SE
011	268880	0030	8/11/05	\$320,000	2440	0	8	1957	4	19200	N	N	2125 J ST NE
011	182105	9200	3/25/04	\$330,000	2480	0	8	1940	4	25600	N	N	610 H ST NE
011	439920	0085	12/19/06	\$400,000	2550	0	8	1967	4	9736	N	N	1414 13TH ST NE
011	172105	9236	8/31/04	\$346,500	2560	0	8	1990	3	29700	N	N	10307 SE 328TH ST
011	439920	0250	5/24/06	\$469,000	2170	850	9	1962	5	11250	N	N	1122 O ST NE
011	439922	0020	11/3/04	\$347,500	2590	0	9	1989	3	14304	N	Y	924 PIKE PL NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	025510	0040	10/24/06	\$243,489	EXEMPT FROM EXCISE TAX
008	101800	0005	4/4/05	\$196,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	101800	0220	7/15/04	\$102,000	NON-REPRESENTATIVE SALE
008	101800	0290	5/6/06	\$75,000	DOR RATIO;QUIT CLAIM DEED;
008	133060	0150	6/22/05	\$194,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	138860	0110	1/16/05	\$14,684	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
008	145000	0240	3/25/04	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	145000	0400	4/2/04	\$106,500	DOR RATIO
008	145010	0320	5/30/06	\$52,500	DOR RATIO
008	145010	0430	7/6/04	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	145030	0020	3/4/04	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	182105	9302	10/20/06	\$422,000	IMP COUNT
008	182105	9312	7/25/05	\$249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	192105	9081	5/18/06	\$815,000	IMP COUNT
008	192105	9234	5/27/05	\$334,000	IMP COUNT;UNFIN AREA
008	241320	0120	10/30/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	302105	9066	10/5/06	\$37,946	DOR RATIO;QUIT CLAIM DEED;
008	302105	9175	4/13/04	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	302105	9244	12/21/06	\$277,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	314160	0080	3/25/04	\$100,000	QUESTIONABLE PER SALES IDENTIFICATION
008	314160	0510	3/21/06	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	314160	0610	12/4/06	\$89,275	DOR RATIO;QUIT CLAIM DEED;
008	314160	0610	7/7/05	\$185,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	314160	0610	6/3/05	\$175,434	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	331360	0215	3/12/04	\$65,445	DOR RATIO
008	331360	0340	6/13/05	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	331380	0075	11/29/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	380200	0050	5/6/05	\$73,717	DOR RATIO;QUIT CLAIM DEED
008	380200	0050	4/2/04	\$79,150	DOR RATIO;QUIT CLAIM DEED;
008	392090	0090	9/1/06	\$48,530	DOR RATIO;QUIT CLAIM DEED;
008	392090	0170	5/26/04	\$91,100	DOR RATIO;
008	392090	0220	3/25/06	\$210,548	QUIT CLAIM DEED; STATEMENT TO DOR
008	542240	0410	10/6/05	\$257,000	1031 TRADE
008	542240	0440	12/29/05	\$283,750	1031 TRADE
008	638200	0065	5/15/05	\$90,000	DOR RATIO;OBSOL
008	638200	0065	5/9/06	\$399,950	OBSOL
008	638200	0115	7/21/06	\$139,865	DOR RATIO;QUIT CLAIM DEED;
008	711600	0075	6/14/06	\$182,000	NON-REPRESENTATIVE SALE
008	711600	0375	6/4/04	\$65,000	DOR RATIO
008	711600	0800	1/10/06	\$106,919	QUIT CLAIM DEED;
008	711600	0805	12/21/06	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	711650	0105	6/2/04	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711650	0150	8/1/05	\$115,000	Diagnostic Outlier-SAS
008	711650	0280	7/15/05	\$214,900	RELOCATION - SALE BY SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	711650	0280	7/15/05	\$214,900	RELOCATION - SALE TO SERVICE
008	711650	0424	7/9/04	\$70,000	DOR RATIO;STATEMENT TO DOR
008	711650	0695	4/15/04	\$70,000	DOR RATIO;NON-REPRESENTATIVE SALE
008	714060	0035	5/11/04	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	714060	0045	1/31/05	\$10,300	DOR RATIO;QUIT CLAIM DEED;
008	714060	0305	4/27/06	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	714060	0310	6/8/06	\$298,500	UNFIN AREA
008	714080	0310	7/14/06	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	714080	0410	6/1/04	\$177,132	EXEMPT FROM EXCISE TAX
008	734500	0070	1/29/06	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	734500	0070	12/8/05	\$172,122	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	734500	0130	4/16/04	\$169,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	734500	0580	5/19/04	\$79,830	DOR RATIO;QUIT CLAIM DEED;
008	734500	0600	3/29/06	\$260,500	RELOCATION - SALE BY SERVICE
008	734500	0600	3/24/06	\$260,500	RELOCATION - SALE TO SERVICE
008	734520	0030	9/21/04	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	734960	0010	5/18/06	\$94,953	DOR RATIO;QUIT CLAIM DEED;
008	734964	0170	3/22/05	\$269,000	EXEMPT FROM EXCISE TAX
008	734965	0280	11/17/04	\$110,000	DOR RATIO;QUIT CLAIM DEED;
008	734965	0280	12/30/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	734965	0530	4/18/06	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	746890	0055	11/24/04	\$75,578	DOR RATIO;QUIT CLAIM DEED
008	746890	0295	9/7/05	\$272,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	787740	0225	6/12/06	\$290,000	IMP COUNT
008	788900	0016	7/21/05	\$150,000	NON-REPRESENTATIVE SALE
008	788900	0120	1/10/05	\$161,099	EXEMPT FROM EXCISE TAX
008	858140	0010	9/29/05	\$173,500	1031 TRADE
008	858140	0220	10/26/06	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	858140	0505	4/8/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	869520	0014	4/3/06	\$267,500	IMP COUNT
008	869520	0057	7/15/04	\$313,000	SEGREGATION AND/OR MERGER
008	869520	0059	1/8/04	\$190,000	Diagnostic Outlier-SAS
008	869560	0040	9/14/05	\$126,000	DOR RATIO
008	889320	0150	1/5/06	\$64,133	DOR RATIO;QUIT CLAIM DEED;
008	915010	0150	9/30/04	\$120,000	NON-REPRESENTATIVE SALE
008	915060	0025	8/1/06	\$295,000	NO MARKET EXPOSURE
008	915060	0025	2/18/05	\$275,000	NO MARKET EXPOSURE
008	915060	0030	6/1/06	\$81,000	Diagnostic Outlier-SAS
008	950090	0070	11/4/04	\$40,000	DOR RATIO;QUIT CLAIM DEED;
008	950090	0090	7/21/05	\$241,500	Sale price does not appear to reflect assessors data
008	950090	0105	6/20/05	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	950090	0115	7/18/06	\$293,000	RELOCATION - SALE BY SERVICE
008	950090	0115	7/17/06	\$293,000	RELOCATION - SALE TO SERVICE
008	950090	0280	4/15/05	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	950090	0395	6/27/05	\$69,000	DOR RATIO;QUIT CLAIM DEED;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	950090	0475	11/28/05	\$240,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	012005	9004	2/10/05	\$775,000	MULTI-PARCEL SALE
010	012005	9016	11/29/05	\$150,000	DOR RATIO;OPEN SPACE/
010	012005	9035	12/20/05	\$375,000	PERS MH;%NETCOND
010	022005	9020	4/10/06	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	030360	0030	6/4/04	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	184320	0130	4/12/05	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	184320	0350	10/13/05	\$112,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	252105	9074	2/19/06	\$610,000	Diagnostic Outlier-SAS
010	252105	9074	8/12/04	\$585,000	Diagnostic Outlier-SAS
010	252105	9074	2/7/06	\$465,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	252105	9074	8/12/04	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	259750	0210	7/28/04	\$165,901	BANKRUPTCY - RECEIVER OR TRUSTEE
010	259750	0400	11/9/05	\$235,950	RELOCATION - SALE BY SERVICE
010	259750	0400	10/19/05	\$235,950	RELOCATION - SALE TO SERVICE
010	259750	0590	3/1/06	\$440,000	Lack of Representation->4000 SF
010	259750	0900	6/8/05	\$279,000	UNFIN AREA
010	259900	0230	6/27/06	\$219,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259900	0410	1/21/04	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	259900	0750	7/23/04	\$149,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259900	0960	6/29/04	\$206,000	1031 TRADE
010	259900	1200	4/4/05	\$181,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	259900	1320	4/8/04	\$171,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259920	0010	12/2/04	\$294,900	Diagnostic Outlier-SAS
010	259920	0500	5/18/05	\$187,000	NON-REPRESENTATIVE SALE
010	259920	0950	7/28/04	\$93,250	DOR RATIO;QUIT CLAIM DEED;
010	262105	9051	11/6/06	\$272,000	EXEMPT FROM EXCISE TAX
010	272105	9078	10/1/05	\$83,000	%NETCOND;PREVIMP<=25K
010	272105	9082	12/28/05	\$258,140	RELATED PARTY, FRIEND, OR NEIGHBOR
010	272105	9089	8/10/06	\$489,000	IMP COUNT
010	272105	9105	11/2/04	\$293,000	IMP COUNT
010	352105	9096	12/21/06	\$699,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352105	9099	10/20/04	\$185,000	DOR RATIO;%COMPL
010	352105	9099	9/14/04	\$140,000	DOR RATIO;%COMPL
010	352105	9110	5/11/06	\$580,000	OPEN SPACE/UNFIN AREA
010	352105	9115	6/4/04	\$465,000	OPEN SPACE/
010	352105	9115	6/20/05	\$575,000	OPEN SPACE/
010	352105	9124	7/24/06	\$470,000	Lack of Representation-2.5 Story
010	352105	9126	7/7/04	\$110,000	DOR RATIO;%COMPL;OPEN SPACE/
010	362105	9004	5/14/04	\$485,000	OPEN SPACE/
010	362105	9011	1/5/05	\$385,000	IMP COUNT
010	362105	9044	1/29/04	\$286,750	IMP COUNT
010	362105	9053	12/2/05	\$675,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	366800	0530	11/8/05	\$92,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
010	366800	1140	3/29/05	\$245,286	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	390320	0020	10/5/04	\$177,000	NON-REPRESENTATIVE SALE
010	390320	0030	3/25/04	\$159,900	QUESTIONABLE PER SALES IDENTIFICATION
010	774950	0080	2/4/04	\$250,000	Diagnostic Outlier-SAS
010	780621	0050	12/6/05	\$71,468	DOR RATIO;QUIT CLAIM DEED;
010	780621	0290	6/23/06	\$14,324	DOR RATIO;QUIT CLAIM DEED;
010	885816	0010	6/4/04	\$285,000	Diagnostic Outlier-SAS
011	000100	0103	7/12/06	\$599,950	IMP COUNT
011	000100	0103	4/22/05	\$579,950	IMP COUNT
011	000100	0103	11/12/04	\$540,000	IMP COUNT
011	001600	0065	5/20/06	\$52,000	DOR RATIO
011	001600	0095	12/7/05	\$265,000	IMP COUNT
011	001600	0155	2/14/05	\$183,500	NON-REPRESENTATIVE SALE;
011	001600	0365	3/21/06	\$191,000	ACTIVE PERMIT BEFORE SALE>25K
011	001600	0421	4/26/04	\$32,500	DOR RATIO
011	098200	0045	12/1/06	\$20,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	120200	0090	7/10/06	\$197,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	172105	9059	5/26/05	\$380,000	IMP COUNT
011	172105	9131	10/25/04	\$383,000	IMP COUNT
011	172105	9132	10/27/05	\$41,450	DOR RATIO;QUIT CLAIM DEED;
011	172105	9274	5/29/06	\$258,500	RELOCATION - SALE BY SERVICE
011	172105	9274	5/29/06	\$258,500	RELOCATION - SALE TO SERVICE
011	182105	9190	12/6/06	\$450,000	IMP COUNT
011	182105	9219	4/30/05	\$110,506	NON-REPRESENTATIVE SALE
011	214980	0145	5/31/05	\$71,590	DOR RATIO;QUIT CLAIM DEED;
011	214980	0201	4/16/04	\$122,750	NON-REPRESENTATIVE SALE
011	215400	0015	10/12/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	215400	0035	2/18/05	\$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	215400	0110	3/10/06	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	289100	0260	7/26/04	\$165,240	NON-REPRESENTATIVE SALE
011	289110	0600	6/30/06	\$226,600	EXEMPT FROM EXCISE TAX
011	321720	0026	4/27/05	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	322480	0170	4/25/05	\$237,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	322480	0180	5/25/06	\$285,000	Diagnostic Outlier-SAS
011	322480	0285	9/16/06	\$210,000	QUIT CLAIM DEED
011	322480	0305	4/5/06	\$250,000	OBSOL
011	333990	1057	9/23/05	\$97,000	DOR RATIO;QUIT CLAIM DEED;
011	391550	0035	3/10/04	\$130,965	NON-REPRESENTATIVE SALE
011	391550	0085	11/29/05	\$220,000	IMP COUNT
011	392040	0010	1/5/05	\$115,000	DOR RATIO;QUIT CLAIM DEED;
011	439920	0165	3/16/06	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	439921	0060	1/26/05	\$342,000	UNFIN AREA
011	446340	0410	5/13/04	\$121,001	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	509440	0004	5/9/06	\$355,000	IMP COUNT
011	509440	0010	5/9/06	\$325,000	IMP COUNT
011	519860	0015	5/25/06	\$237,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
011	519860	0035	4/22/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	606160	0090	2/26/05	\$156,085	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
011	609010	0085	12/22/05	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	613160	0205	3/11/04	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	613160	0265	7/19/04	\$45,000	DOR RATIO;STATEMENT TO DOR
011	613160	0275	9/8/04	\$188,500	UNFIN AREA
011	675010	0025	4/13/04	\$66,718	DOR RATIO;QUIT CLAIM DEED;
011	685870	0135	3/21/05	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	733190	0150	11/28/05	\$306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733190	0220	8/10/04	\$186,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	733190	0350	9/15/06	\$322,100	RELATED PARTY, FRIEND, OR NEIGHBOR
011	733190	0380	5/7/04	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733190	0460	4/26/06	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733540	0015	5/11/04	\$69,835	DOR RATIO;QUIT CLAIM DEED;
011	733540	0090	2/9/04	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733540	0150	11/26/04	\$163,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	733540	0355	10/19/04	\$141,100	EXEMPT FROM EXCISE TAX
011	733800	0510	5/25/04	\$131,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	733800	0590	7/7/05	\$103,000	QUIT CLAIM DEED;
011	733800	0840	9/9/05	\$199,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733800	0990	11/13/06	\$50,141	DOR RATIO;QUIT CLAIM DEED;
011	734940	0480	10/20/04	\$285,000	UNFIN AREA
011	859570	0050	8/29/06	\$52,153	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
011	869810	0150	7/13/06	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869810	0170	5/19/04	\$16,000	DOR RATIO;QUIT CLAIM DEED;
011	869810	0180	9/29/04	\$175,000	IMP COUNT
011	869860	0105	1/10/06	\$172,700	EXEMPT FROM EXCISE TAX
011	869860	0155	1/4/05	\$171,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869860	0325	10/2/06	\$87,826	DOR RATIO;QUIT CLAIM DEED
011	869910	0035	6/30/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	869910	0210	1/30/04	\$130,000	UNFIN AREA;QUIT CLAIM DEED;
011	869910	0210	1/30/04	\$130,000	UNFIN AREA;QUIT CLAIM DEED;
011	869910	0295	11/2/05	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869910	0321	6/15/05	\$94,000	DOR RATIO
011	869910	0355	9/27/06	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	869910	0460	6/14/04	\$186,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869910	0495	3/23/04	\$134,750	NON-REPRESENTATIVE SALE
011	869910	0550	8/22/05	\$122,000	DOR RATIO
011	869910	0580	6/29/04	\$180,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	885765	0280	12/8/04	\$185,753	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	949920	0130	7/20/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	949920	0160	5/20/05	\$216,000	UNFIN AREA
011	949920	0210	12/29/05	\$236,000	Sale price does not appear to reflect assessors data
011	949920	0290	8/4/05	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 28**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
8	302105	9394	08/09/2005	95000	9178	N	N
8	302105	9394	11/03/2004	80000	9178	N	N
8	314160	0110	11/20/2006	145000	8996	N	N
8	314160	0735	06/02/2006	100000	4340	N	N
8	331360	0365	11/21/2006	140000	8100	N	N
8	331360	0370	10/27/2006	140000	8100	N	N
8	331360	0375	12/01/2006	140000	8100	N	N
8	331360	0380	12/01/2006	140000	8100	N	N
10	259750	1080	06/18/2004	116500	17640	Y	Y
10	262105	9070	01/19/2005	213581	487855	Y	N
10	272105	9146	07/17/2006	85000	25185	N	N
10	272105	9190	03/25/2004	89950	118750	N	N
10	362105	9068	09/21/2005	77500	216057	Y	N
11	214980	0194	10/10/2005	70000	14550	N	N
11	333990	0650	09/14/2006	115000	11510	N	N
11	509440	0011	09/29/2006	96500	11540	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 28**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	259750	1080	04/18/2005	399950	DORRatio
10	352105	9116	04/26/2006	219000	OPEN SPACE DESIGNATION CONTINUED
10	212105	9132	11/28/2005	390000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
10	352105	9116	10/26/2005	137500	OPEN SPACE DESIGNATION CONTINUED
10	352105	9131	02/23/2005	45000	DORRatio
10	352105	9007	08/30/2005	100000	PARTIAL INTEREST (1/3, 1/2, Etc.);
11	214980	0081	07/20/2006	150000	STATEMENT TO DOR;
11	214980	0194	08/09/2006	359950	DORRatio



**King County  
Department of Assessments**

King County Administration Bldg.  
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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers  
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr